

BISBEE-DOUGLAS

**OPPORTUNITY
PROSPECTUS**

**BISBEE-DOUGLAS
INTERNATIONAL
AIRPORT**

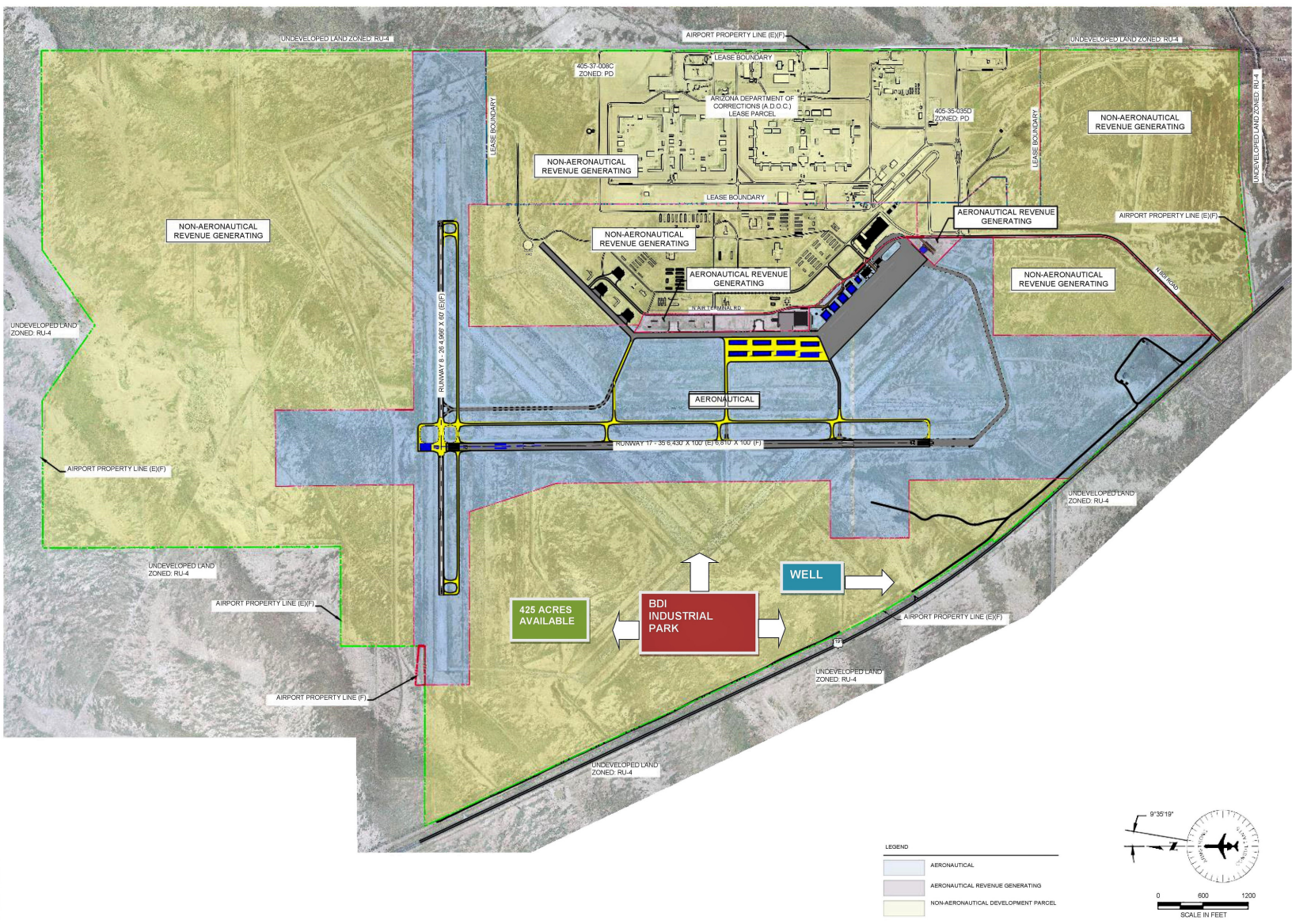
Prepared by Cochise County
Development Services



AVAILABILITY & ASSETS

- 425 acres developable land
- Direct access to State Route 191
- 20-minute drive to Mexico Port of Entry
- 60-minute drive to Interstate 10
- 60-minute drive to rail provider
- Access to an airport
- Access to well and high-quality water
- Available electric to provide up to 2 megawatts of new load
- Flat topography
- Low taxes
- Fiber optic capability
- Land and infrastructure cost incentives
- Expedited permitting process

"The Douglas Port of Entry is the second largest port in Arizona in terms of total value of imports and exports."



BISBEE-DOUGLAS INTERNATIONAL AIRPORT

WELCOME TO DOUGLAS

- A public-use airport owned and operated by Cochise County.
- Runway 17-35 is 6,430 feet long, 100 feet wide, and serves as the primary runway.
- Runway 8-26 is 4,966 feet long, 60 feet wide, and serves as the crosswind runway.
- A 6,250 sq. ft. terminal building.
- Aircraft fueling services.
- Lounge area and restrooms.

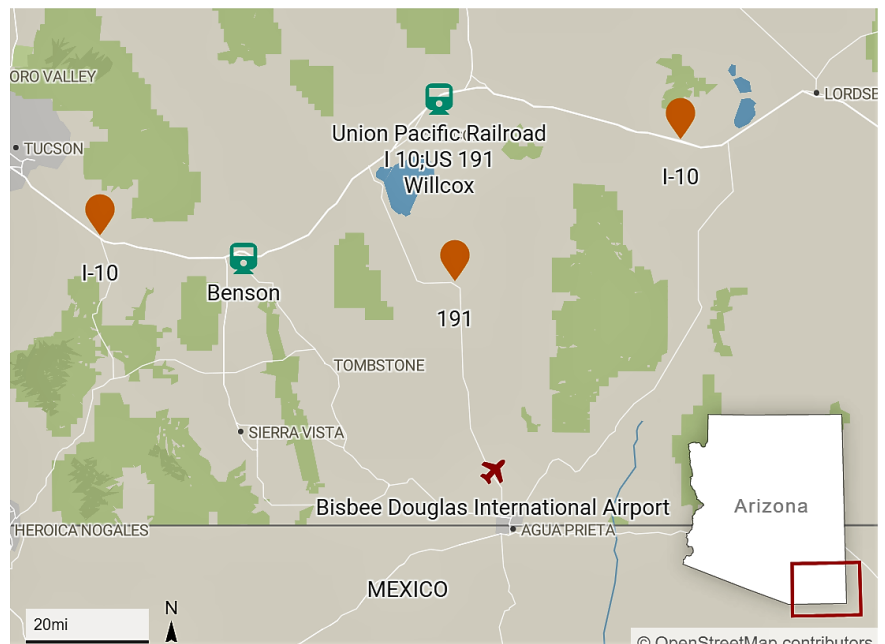
The second largest city in Cochise County, Douglas provides its 16,400 residents with a high quality of life, thanks to the low cost of living and affordable housing.

The community is supported by two higher education entities - Cochise College and the University of Arizona - and is home to a diverse range of businesses, from agriculture to retail. The Douglas retail market serves an estimated population of 100,000, with the majority of cross border visitors entering the United States for the purposes of shopping.

The historic Hotel Gadsden, which has welcomed the rich and famous, is a distinctive downtown landmark, and continues to operate as a hotel, restaurant, and events center.



The Bisbee-Douglas International Airport is located just 11 miles from the Douglas Port of Entry, Arizona's second largest commercial port. It is within easy reach of Interstate 10 and rail links, thanks to its direct access to State Route 191. The nearest Mexican city, Agua Prieta, is a 20-minute drive via the Douglas Port of Entry. With a population of around 80,000, Agua Prieta is a thriving community with a skilled workforce, and is home to a number of manufacturing companies. These include Levolor, Commercial Vehicle Group, Takata, Velcro, Standex-Meder Electronics, and Alstyle Apparel & Activewear.

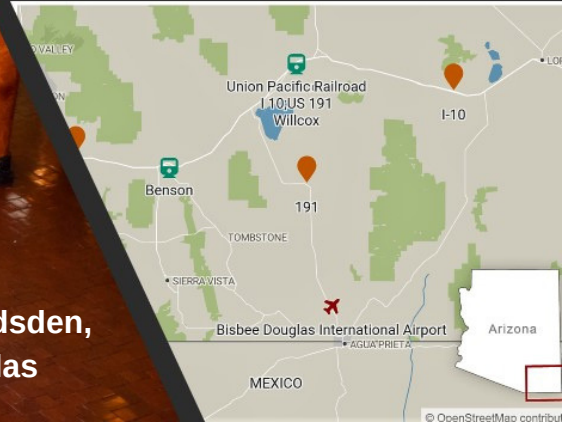




**Hotel Gadsden,
Douglas**



**Railroad Park,
Willcox**



**425-acres of
developable land**



**Airport
Terminal**

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