
COCHISE COUNTY INVESTMENT PROSPECTUS

COCHISE COUNTY OPPORTUNITY ZONE PROSPECTUS

PREPARED BY

COCHISE COUNTY
CITY OF SIERRA VISTA
CITY OF DOUGLAS
CITY OF BENSON
CITY OF BISBEE



APRIL 2019

ABOUT COCHISE COUNTY

- Cochise County is located in the southeastern corner of Arizona, encompassing 6,200 square miles and a population of 130,319.
- There are seven incorporated communities in Cochise County. The largest city is Sierra Vista (pop. 45,359), which includes Fort Huachuca, home of the U.S. Army Intelligence Center and the U.S. Army Network Enterprise Technology Command.
- The second largest city is Douglas (pop. 16,400), which shares an international border with Agua Prieta, Mexico (pop. 79, 138). The Douglas Port of Entry is the second largest commercial port in Arizona in terms of total value of imports and exports, estimated at \$1,897,996,833 in 2017.
- Cochise County offers pro-growth and development opportunities thanks to low taxes, land availability, affordable commercial space, and easy access to Interstate 10, general aviation airports, and rail.
- There are four Opportunity Zones in Cochise County, located in Sierra Vista, Douglas, Benson, and Bisbee.



**THE DOUGLAS PORT
OF ENTRY IS THE
SECOND LARGEST
COMMERCIAL PORT
IN ARIZONA**

LOCATION OF OPPORTUNITY ZONES

SIERRA VISTA

Total population: 45,359
Zone population: 3,978
Total square miles: 152.5
Zone square miles: 25

BENSON

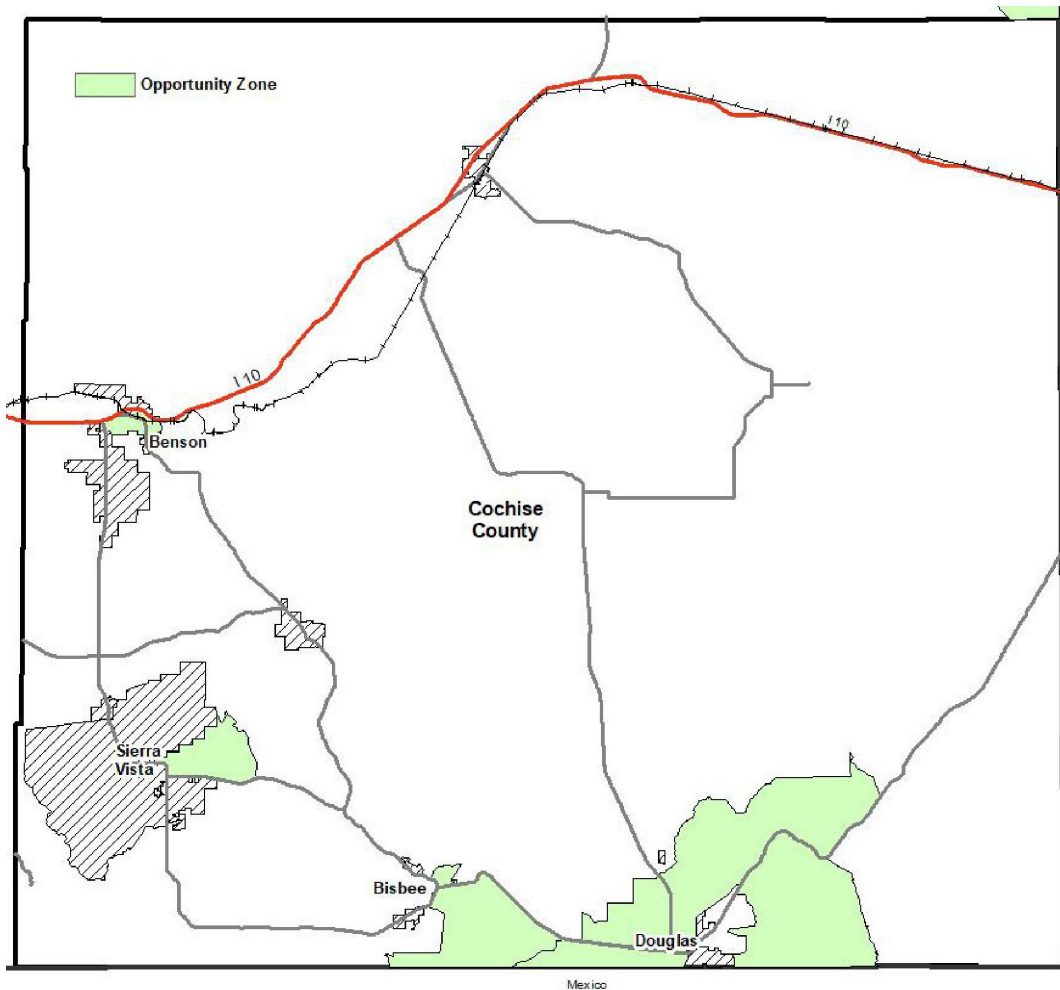
Total population: 5,030
Zone population: 4,212
Total square miles: 41.69
Zone square miles: 7

DOUGLAS

Total population: 16,400
Zone population: 2,984
Total square miles: 9.992
Zone square miles: 235

BISBEE

Total population: 5,339
Zone population: 3,599
Total square miles: 5.162
Zone square miles: 57



COCHISE COUNTY: BY THE NUMBERS

THE VILLAGES AT VIGNETO DEVELOPMENT IS EXPECTED TO ATTRACT MORE THAN 50,000 PEOPLE TO COCHISE COUNTY BY 2040.

POPULATION

2000
117,755
2018
130,319

MEDIAN HOUSEHOLD INCOME

\$47,847

AVERAGE HOURLY WAGE

\$23.54

EDUCATIONAL ATTAINMENT

High School Graduate or higher
87.1%
Bachelor's Degree or higher
23.6%

UNEMPLOYMENT RATE

5.8% (Feb 2019)

MEDIAN HOME PRICE

\$164,900 (2018)



OPPORTUNITY ZONE COMMUNITIES



SIERRA VISTA

About Sierra Vista

The largest metropolitan area in Cochise County, Sierra Vista is located about 30 miles south of Interstate 10, 75 miles southeast of Tucson, and 190 miles southeast of Phoenix. It is home to Fort Huachuca, a major economic driver for southeast Arizona, and boasts a diverse, well traveled, and highly educated population.

The Sierra Vista City Council has long recognized the need to diversify the local economy through increased business development and has continued to champion economic development efforts in its strategic plan. These efforts have included improvements in the historic West End, the Municipal Airport Diversification Study, the Technical Assistance Program for local businesses, and a streamlined permitting process.

Population

45,359

Median age

33.1

Per capita income

\$28,827

Bachelors Degree or higher

30.7%

Civilian Labor Force

18,037

Unemployment rate

5.0%

OPPORTUNITY ZONE COMMUNITIES



AS A BORDER CITY AND GATEWAY TO MEXICO, THIS CITY IS OPEN FOR BUSINESS. WE WILL ACCOMMODATE YOUR RESIDENTIAL, COMMERCIAL, INDUSTRY, AND HI-TECH NEEDS. WE WILL WORK HARD TO EXCEED YOUR EXPECTATIONS - CITY OF DOUGLAS

DOUGLAS

About Douglas

Douglas is located along the U.S.-Mexico border and is the second largest city in Cochise County. It is approximately 120 miles southeast of Tucson, and 70 miles southeast of Interstate 10. The city shares an international border with Agua Prieta, Sonora, Mexico, with a population of nearly 80,000. The Douglas Port of Entry is the second largest commercial port in Arizona, measured by total value of imports and exports. The port is open 24 hours a day, seven days a week, to vehicle and pedestrian traffic, supporting thousands of visitor crossings daily.

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.

Population

16,400

Median age

33.3

Per capita income

\$14,636

Bachelors Degree or higher

9.1%

Civilian Labor Force

3,318

Unemployment rate

7.2%

OPPORTUNITY ZONE COMMUNITIES



BENSON

About Benson

Benson is the fourth largest municipality in Cochise County, located approximately 45 miles southeast of Tucson, along Interstate 10, State Routes 80 and 90, and the main line of the Union Pacific Railroad. Of the county's seven municipalities, Benson is projected to see the fastest population growth to 2050, due in large part to the Villages at Vigneto, a 28,000-home and commercial development slated to break ground in 2019.

Benson is home to Kartchner Caverns State Park - named best cave in the nation by USA Today - which attracts thousands of visitors annually. The city also has the only AMTRAK passenger station in the county.

Population

5,030

Median age

56.7

Per capita income

\$19,356

Bachelors Degree or higher

16.7%

Civilian Labor Force

1,648

Unemployment rate

7.1%

OPPORTUNITY ZONE COMMUNITIES



BISBEE

About Bisbee

Bisbee is the county seat and the third largest municipality in Cochise County. It is located approximately 95 miles southeast of Tucson along State Route 90. Named the best small historic town in the United States by USA Today, Bisbee is a former mining community that has evolved into a thriving center for the arts, retail, and restaurants.

Thanks to its close proximity to the international border towns of Naco and Douglas, Bisbee attracts thousands of visitors annually from Mexico, as well as throughout Arizona and beyond. It was also highlighted as one of the top 18 places to visit globally in 2018 by respected travel publisher Frommer's.

Population

5,339

Median age

50.4

Per capita income

\$21,785

Bachelors Degree or higher

30.1%

Civilian Labor Force

2,230

Unemployment rate

7.1%

HIGHLIGHTED ZONE OPPORTUNITIES



BISBEE: The Hillcrest Apartment Building was originally the Bisbee Hospital, constructed in 1915 by the Calumet & Arizona Mining Company. The 22,050 square foot building houses 31 low-end, one and two bedroom apartments for low income tenants, those on Section 8 housing, seniors, and the disabled.

Due to the need for remodeling and the poor condition of the building, there is a vacancy rate of 50%. The current out-of-state owner is in bankruptcy and is seeking a new owner with resources to make the upgrades and meet the high demand for local affordable housing.



BISBEE: The Cole Building is located in the Warren neighborhood and was built in 1909-1910. Formerly known as the McGregor Building and the Warren Hotel, it is made of steam cured concrete block with a fixed steel storefront.

The building's location in historic Warren makes it ideal for a commercial business, such as a grocery store, drug store/pharmacy or offices - amenities currently lacking, but definitely needed, in this area of the popular tourist destination of Bisbee.



BENSON: This commercial and industrial zoned land adjacent to State Highway 80 and a railroad spur has the potential for expanded trans-loading, warehousing and trucking facilities. Interstate 10 is located within two miles and is easily accessed. Water, gas and electric are available along State Highway 80 and sewer is available to the east.

The railroad is laid with 112-to-132 rail, capable of accommodating heavier 286,000 pound gross weight cars. Existing services include rail car switching, rail/truck trans-loading, and truck inspection and maintenance.



BENSON: Four adjacent parcels located on 185 W. Fourth Street, Benson's main street. All utilities are available. The total dimension of the parcels is approximately 280 feet wide by 150 feet deep. These parcels are zoned general business, which allows assembly, mercantile, business, educational, institutional, and lodging uses.



DOUGLAS: The greater Douglas area is home to the largest Opportunity Zone in Cochise County. Its location surrounding Douglas and along the international border, lends itself to a multitude of development possibilities. These include a 38-acre mixed retail business complex featuring retail, theaters, restaurants, and recreation areas. There is also room to expand Cochise Industrial Park, conveniently located off of U.S. Highway 191 and home to a number of existing businesses, including Velcro USA, Gateway Feathers, and OSVIL International. Also along U.S. Highway 191 is the potential for a multi-housing development. With the proposed expansion of the Douglas Port of Entry, there will be an increased need for affordable housing to accommodate a projected population growth and future workforce needs.



"The Cochise County Board of Supervisors has determined Economic Development as the top priority in its Strategic Plan."

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