

# ONLINE REAL ESTATE AUCTION

*By Order of Asset Management Company*

## Prime 2.10± Acre Commercial Development Site

E Myer Drive just East of S 2<sup>nd</sup> Street  
Sierra Vista, Arizona 85635



Exclusively Presented By:



**NAI** Horizon

**Online Auction: March 4-6, 2019**

Fisher Auction Company and NAI Horizon are pleased to present via Online Auction a 2.10± Acre Prime Commercial Development Site in Sierra Vista, Arizona



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## DISCLAIMER AND CONFIDENTIALITY

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# EXECUTIVE SUMMARY



**E Myer Drive**



**Butte Falls Scholier Trail**

Canyon Dr  
N 1st St

E Short St

W Fry Blvd

E Fry Blvd

Veterans Dr

S 4th Ave

E Bartow Dr

Bartow Dr

S 5th St

E Wilcox Dr

S Eiks Ln

S Garden Ave

E Myer Dr

Marianne Dr

S Carmichael Ave

E Via Luna

S 7th St

W Brown Dr

E Brown Dr

Cam Volado

Hopi

Papago

Yuma

Berridge Dr

Will Dr

S Canyon Dr

S 3rd St

Pine

W Busby Dr

S 1st St

S 2nd St

Navajo

Busby Dr

E Busby Dr

E Cox

Hayden Dr

## OVERVIEW

Fisher Auction Company and NAI Horizon are pleased to present via Online Auction a 2.10± Acre Prime Commercial Development Site in Sierra Vista ,Arizona.

## Property Highlights

- 2.10± Acre Commercial Site Development Site surrounded by existing Retail, Commercial and Residential
- Prime Location South of State Route 90 and East of Buffalo Soldier Trail with easy access to I-10 and One Hour South of Tucson
- Functional rectangular shaped interior lot with 435± Feet of frontage on E Myer Drive
- Within minutes to Sierra Vista Municipal Airport and Fort Huachuca Army Base which is home of the US Army Intelligence Center and the US Army Network Enterprise Technology Command (NETCOM)
- Water, Sewer and Electric available to Site
- General Commercial Zoning includes Business and Professional Services and Retail Sales
- Close proximity to Sonoita Wine Country and Kartchner Caverns State Park
- Close proximity to Sierra Vistas Major Retail Development , Medical Facilities and Secondary Education

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.

**PROPERTY DETAILS**

**Address:** South side of E Myer Drive just East of S 2<sup>nd</sup> Street, Sierra Vista, Cochise County, Arizona 85635

**Size:** 2.10± Acres / 91,476± Square Feet

**Access:** Access from E Myer Drive

**Zoning:** GC – General Commercial

**Uses:** Business and Professional Services and Retail

**Utilities:** Water & Sewer available from City of Sierra Vista  
Electric serviced by Sulphur Springs Valley Coop

**2018 Taxes:** \$3,560.66

**Folios:** 105-14-105C, 105-14-107C

**Flood Zone:** Zones X

**Directions:** From I-10 exit # 302– State Route 90 - South 28± miles continuing onto Buffalo Soldier Trail to Wilcox Drive. Left to S Carmichael Avenue. Right to E Myer Drive. Left to property on South side of E Myer Drive just East of S 2<sup>nd</sup> Street

**AUCTION DETAILS**

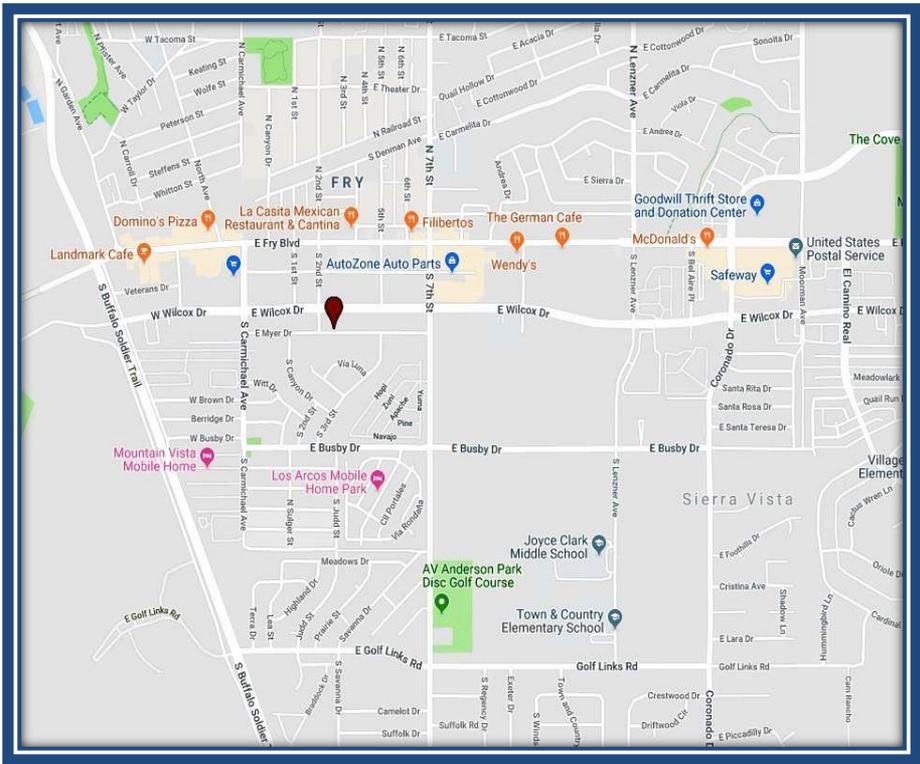
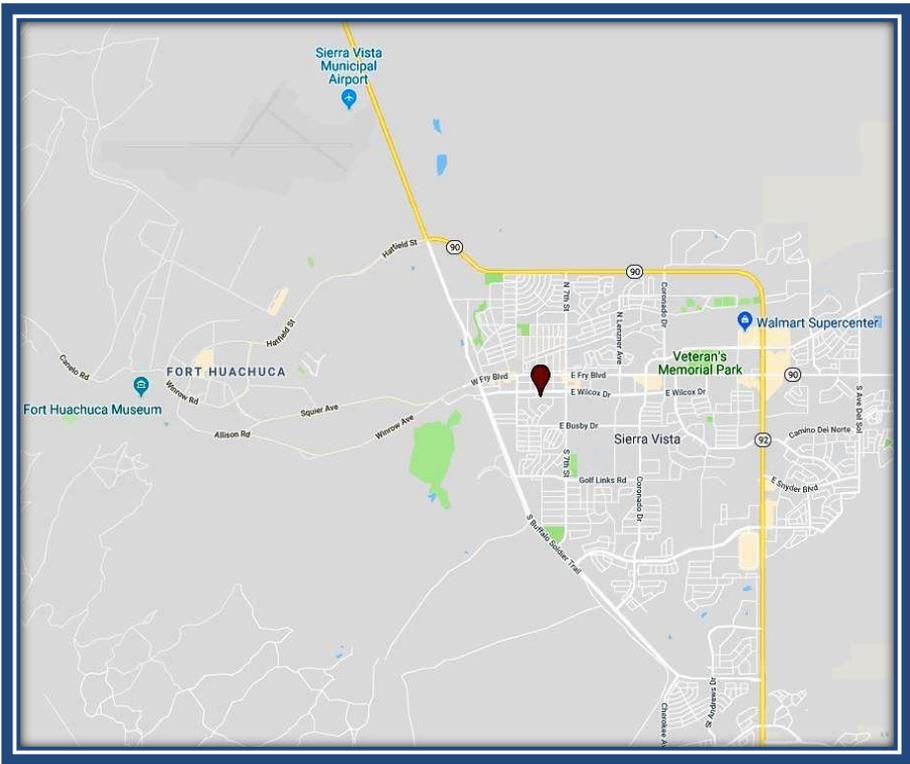
<b>Auction Method:</b>	Minimum Bid: \$80,000.00 plus a 10% Buyer's Premium
<b>Auction Begins:</b> <b>Auction Ends:</b>	Monday, March 4, 2019 @ 12:00 Noon ET Wednesday, March 6, 2019 @ 1:00 PM ET
<b>Auction Location:</b>	Online. Visit <a href="http://fisherauction.com">fisherauction.com</a> for Online Bidding Registration
<b>Qualifying Bidder Requirements:</b>	Bidders must provide Proof of Funds in the amount of their anticipated maximum bid or higher
<b>Broker Participation:</b>	2% of the Final Bid Price. Call 800.331.6620 or visit <a href="http://www.fisherauction.com">www.fisherauction.com</a> for the Mandatory Real Estate Buyer Broker Participation Registration Form

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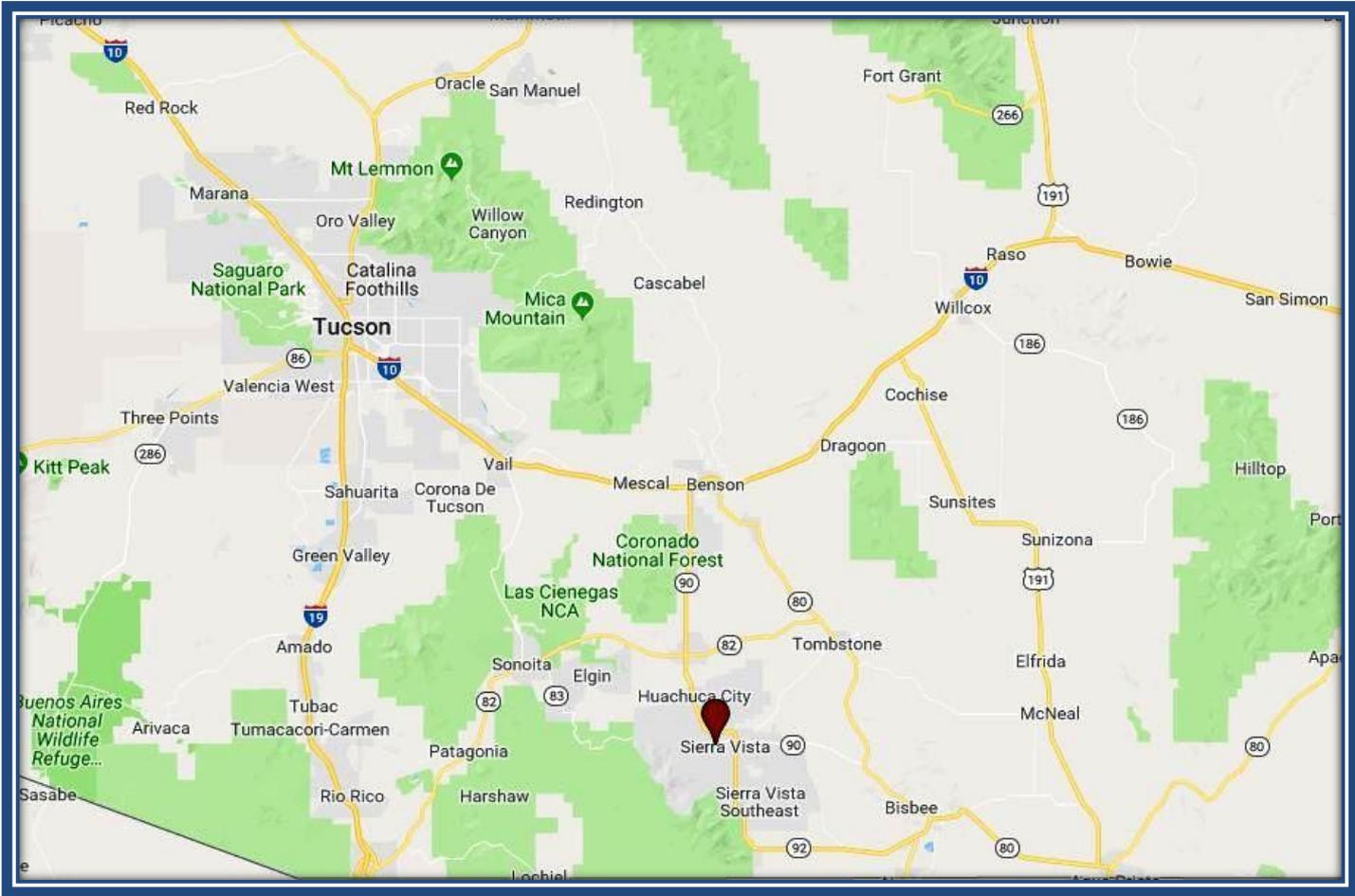
# AREA OVERVIEW



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