

PROPERTY INFORMATION

Amazing 0.34-Acre Corner Lot in Cochise County (Vacant land)

NEW IN COCHISE



0.34 Acres



Corner lot



Residential
zoning



Financing
Options

*Photo above showcasing the view from the nearby area

PROPERTY OVERVIEW

Discover 0.34 Acres of Tranquility in Cochise County, Arizona!

An incredible investment opportunity with this 0.34-acre vacant lot, perfectly situated just minutes from the nearest town. Zoned for residential use, this property is ideal for building your dream home or expanding your real estate portfolio.

Embrace a green lifestyle by connecting with nature—imagine cultivating your own vegetable garden and harnessing solar energy on your property.

With its prime location, potential for growth, and eco-friendly possibilities, this land is a fantastic choice for anyone looking to invest in a thriving and sustainable future. Don't miss out on this amazing opportunity!

Property Highlights:



Residential Opportunity

Build your dream home with major flexibility (min 12000 sqft)



RV Friendly

Host up to 2 RVs for 15 days without a permit



Green & Self-Sufficient

Set up your own water well, septic tank, and solar power system.



Convenient Access

Easy access via dirt road



No HOA Fees

Enjoy your land without homeowners association fees



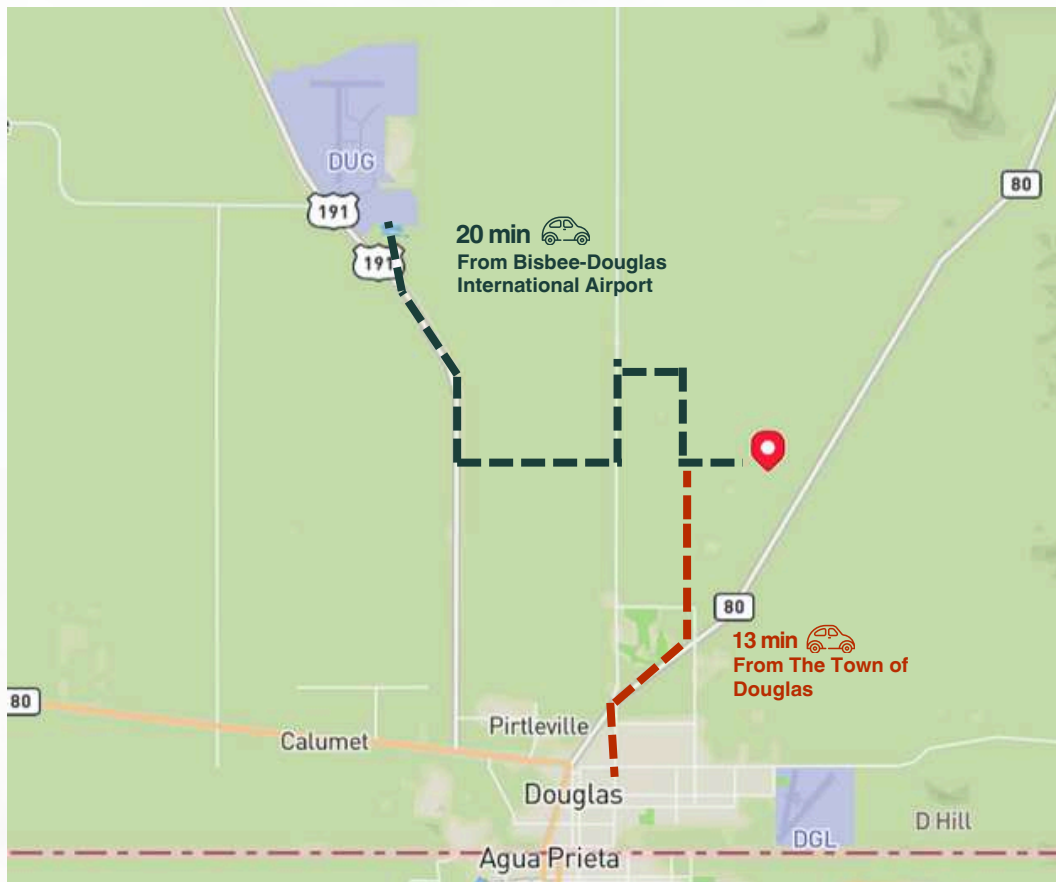
Short distance to a nearby town

Only 13min driving from Douglas (4.7 Miles)

Don't miss this opportunity to own a piece of natural beauty!

Secure This Property – [Make Your Down Payment](#) Now

LOCATION & SURROUNDING AREA



Also,

40 min - From Lavender Pit

1.5 hour - From Chiricahua Peak and many other historic and natural attractions

1 hour - From major shopping centers: Walmart, Target, Fry's, Marshalls, Ross and shopping mall

15 min - From Schools, Medical clinics, Banks, Churches, Restaurants and more..

FINANCIAL TERMS

Our primary goal is to provide our customers with the easiest and most convenient way to own property in the USA. We offer both cash purchase options and financing payment terms. Additionally, you have the flexibility to increase the down payment to secure lower monthly payments. If you have any other creative ideas, please let us know, and we will customize a payment plan that fits your needs.

Cash Price: **Only \$2,480**

Or choose financial option of **Only \$99 a Month!**

Financial Payment Terms:

- Down Payment: \$160
- Documentation Fee: \$99
- Monthly Payment: \$99
- Monthly Note Fee: \$10
- Terms: 26 months
- Combined Community Fee & Property Tax: \$10 a year

++ PLUS ++

Enjoy peace of mind with our 30-day money-back guarantee!

Act fast to claim your dreams before someone else does!
You'll be thrilled to see what this special property has to offer!
Contact us quickly to get the full details- This deal won't last forever!

In just 26 months, with payments of only \$99 a month, this land can be yours!

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DUE DILIGENCE REPORT

Property Main Details

Assessor's Parcel Number	406-13-704
Property type	Vacant land
Address	N/ A
County	Cochise
State	AZ
Legal Description (unofficial)	COCHISE COLLEGE PARK #11 LOT 4919
T R S	T-23S, R-28E, S-29
Parcel Size	0.34
Number of Parcels	1
Google Map Link	https://www.google.com/maps/search/?api=1&query=31.404924392700195,-109.51280212402344

Owner Details

Owner Name	Terrawave Holdings LLC
Owner Address	1314 E Las Olas Blvd #2001 Fort Lauderdale, FL 33301. United States

DUE DILIGENCE REPORT

GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees	Elevation FT
Center	31°24'17.73"N,109°30'46.09"W	31.404924,-109.512802	4175
NE	31°24'18.48"N,109°30'45.53"W	31.405133,-109.512647	4176
SE	31°24'17"N,109°30'45.52"W	31.404721,-109.512645	4175
SW	31°24'16.99"N,109°30'46.68"W	31.40472,-109.512966	4173
NW	31°24'18.46"N,109°30'46.49"W	31.405128,-109.512915	4175

Additional Property Details and Area

Access Road	Unnamed access dirt road
Road Surface	Dirt
Road Maintenance	County
Elevation (ft)	Low: 4173 ft. / High: 4176 ft
Terrain Type	Flat, Plain, Desert
Closest Highways	US HWY 2, RT 80
Closest Major Cities	Benson, Tucson, Sierra Vista.
Nearby Attractions	Crane Observatory, Rex Allen Museum, Railroad Park, Chiricahua Regional Museum, AEPCO Wetlands, Gonzales Park, Keiller Park.

DUE DILIGENCE REPORT

County Zoning and Permissions

Zoning	Single Family Residential
Property Use Code	SR-12
What Can Be Built	House
What Can You Do On/Near Property	Reside
Camping/Notes	No form of camping is allowed.
RVs/Notes	No permit is required for the storage of no more than two RVs on a parcel. Temporary occupancy of one RV in conjunction with permitted principal use for up to six months in a calendar year with a required Temporary Use Permit; stays of 15 consecutive days or less do not require a permit. Temporary occupancy of RVs in conjunction with the construction of a residential or non-residential permitted principal use. Such occupancy shall be limited to the length of the building permit with a required Temporary Use Permit, subject to procedures in Article 17. in Summary, RV are only allowed once you have a building permit and have active construction ongoing. Once the residence is complete you are no longer allowed to use the RV for any kind of residence.
Mobile Home/Notes	Not allowed
Water	None provided seeing that the area is rural. Digging a well or hauling water is an option.
Sewer/Septic	Septic. None is provided seeing that the area is currently rural. Contact the Health Department at 520-432-9400.
Electric	None provided seeing that the area is rural. Using Solar is an option.
Gas	None provided seeing that the area is rural. Using Propane is an option.
Waste	Owner's responsibility. Contact the Health Department at 520-432-9400.
HOA/Fees	N/A

DUE DILIGENCE REPORT

Last Deed and Title

Deed Type	Warranty Deed
Deed Transfer Date	07/17/24
Deed Record Identifier	2024-11976

Property Tax Information

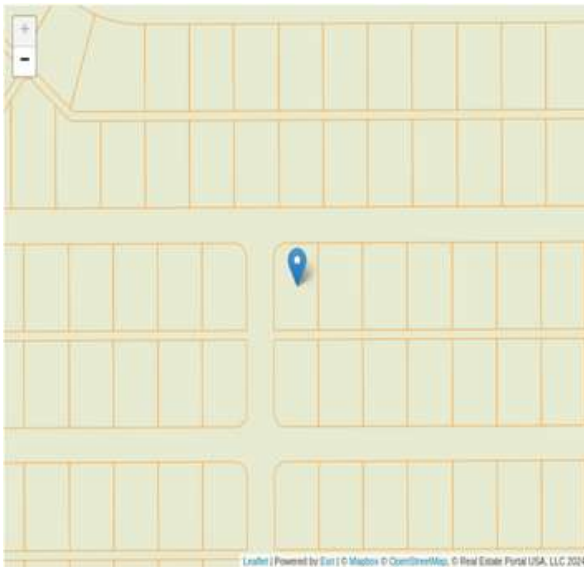
Assessed Property Value	76\$
Tax Liens	-
Annual Property Taxes	\$9.61

County Website Information

County Website	https://www.cochise.az.gov/
Treasurer	https://www.cochise.az.gov/treasurer/home
Recorder/Clerk	https://www.cochise.az.gov/recorder/home
Planning/Zoning	https://www.cochise.az.gov/development-services/planning-zoning
GIS Website	https://gis-cochise.opendata.arcgis.com/app/37d793d478664634b4de3ad8042f248a
Assessor	https://www.cochise.az.gov/assessor/home

PHOTOS

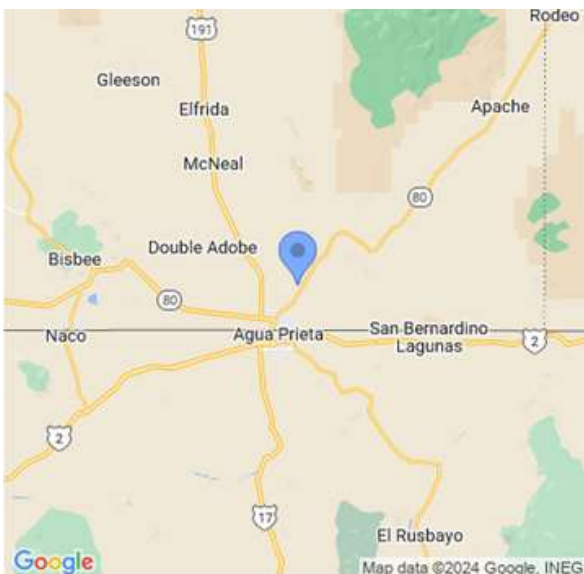
Nearby Property Bounds



Close Up



Main Roads Overview



GIS

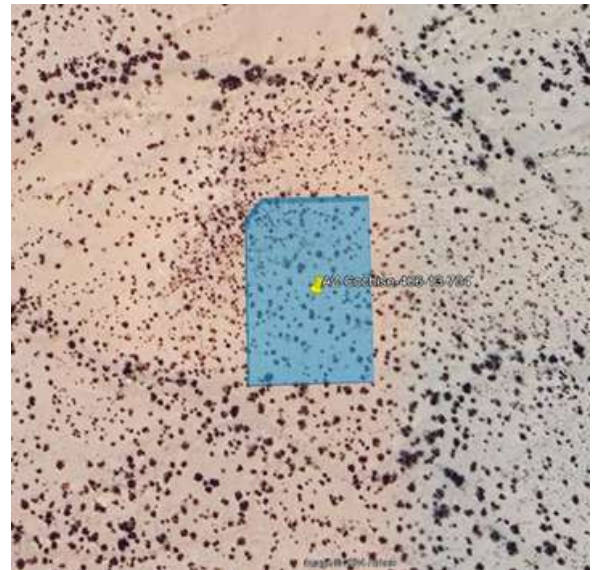


PHOTOS

Street



Aerial



Main Road View Nearby



Area View Nearby



Secure This Property –
Make Your Down Payment Now

At Terrawave Holdings, our customers always come first. We are committed to transparency, reliability, and professionalism while offering competitive and fair prices for our properties.

If you need any advice or would like to explore other purchasing options, please don't hesitate to contact us.

Our contact details are:

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TerraWave.lands@gmail.com