



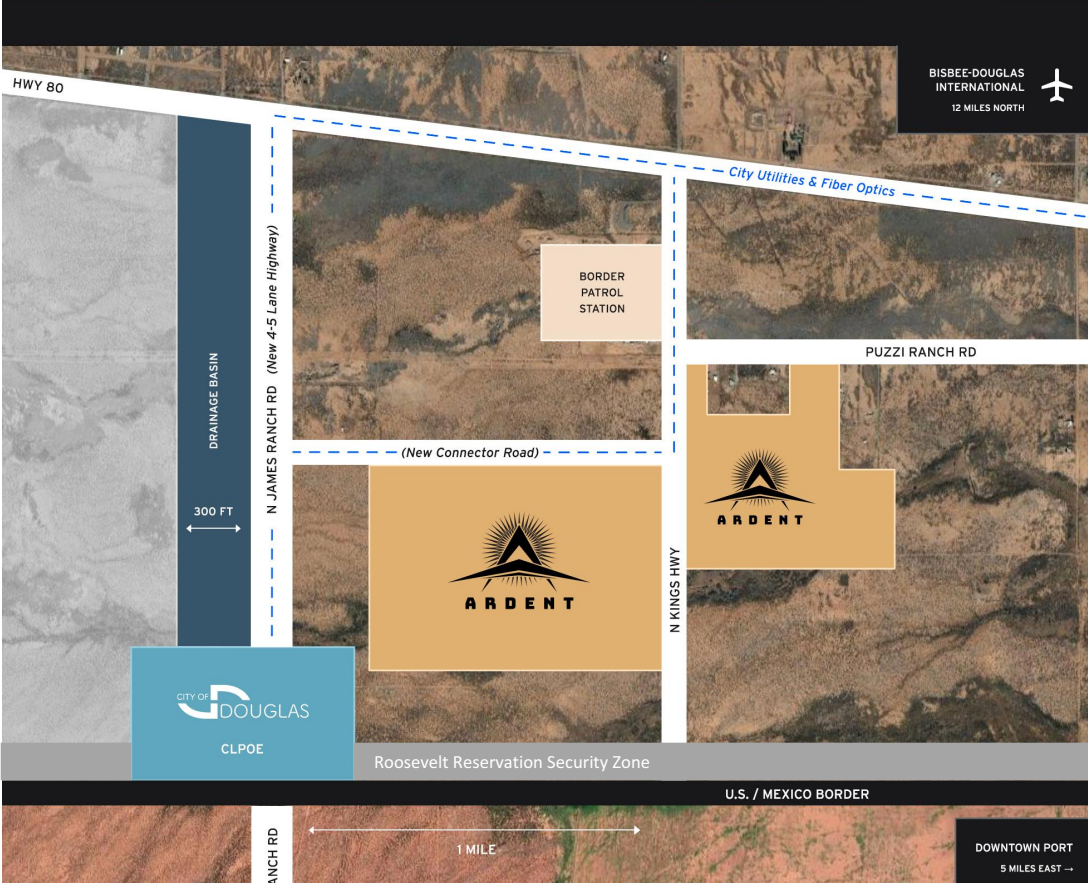
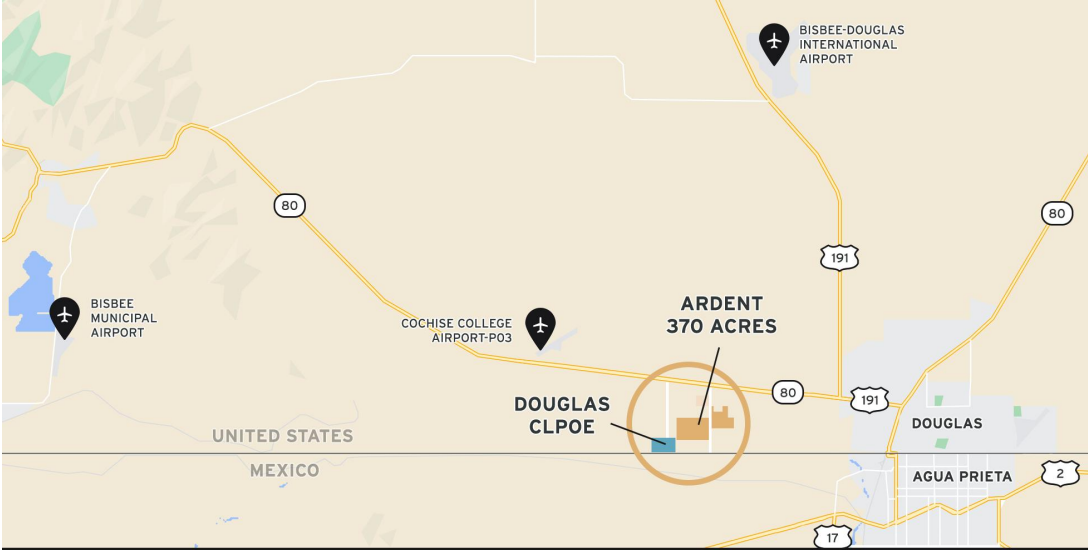
369 acres

immediately adjacent to the
**newest commercial port
in Southeast Arizona**

**COCHISE COUNTY
BOARD OF SUPERVISORS**

**REZONING HEARING
JUNE 3RD, 2025**

A R D E N T



Vision:

To support the new commercial port by featuring robust warehousing, storage, and enhanced logistics and distribution systems. This will attract onshoring and nearshoring opportunities, boosting regional economic growth and expanding the tax base to enhance public services.

Goal:

Establish a leading Commercial Land Port of Entry along the U.S. southern border, positioning it as a dynamic regional hub for employment, trade, and infrastructure. Ardent’s efforts will act as the cornerstone for widespread growth.



Background:

In 2005, Ardent’s research into economic and supply chain issues, drove strategic land investments in Douglas.

Our findings and the “Two Port Solution” name were used by the GSA to secure federal funding, leading to additional highway, utility, and security infrastructure investments.

For nearly two decades, our unwavering belief in Douglas’s potential has been backed by a team of experts in national security, border security, supply chain, legal, and finance.



NEWS



Public Awareness:

The Douglas Commercial Port project has been prominently featured on Federal, State, County, City, and Ardent's websites, discussed in ADOT town halls and numerous public hearings, and covered in over 100 news articles.

In October 2024, the 'Two Port Solution' gained national prominence after being mentioned by both Vice President Kamala Harris and President Donald J. Trump during a campaign stop on network news.

Since then, GSA contracts have been awarded, and groundbreaking is set for Aug 2025.

Its finally happening and “we” need to be ready!

Next Steps:

- Much work remains, including a hydrology study, wildlife study, road improvements, and detailed layout and design. Ardent's 369-acre site, spanning over half a square mile, will be developed in phases based on market demand over the coming years.
- We continue to foster collaborative relationships with county planners, city officials, and federal authorities, however;
- Securing Light Industrial (LI) zoning is essential before further investments can be made.

Ardent respectfully requests the Cochise County Board of Supervisors' to support our rezoning request.



Questions?

Heather Gardner
Member

Michael Marks
Member

