

**NOW Available**

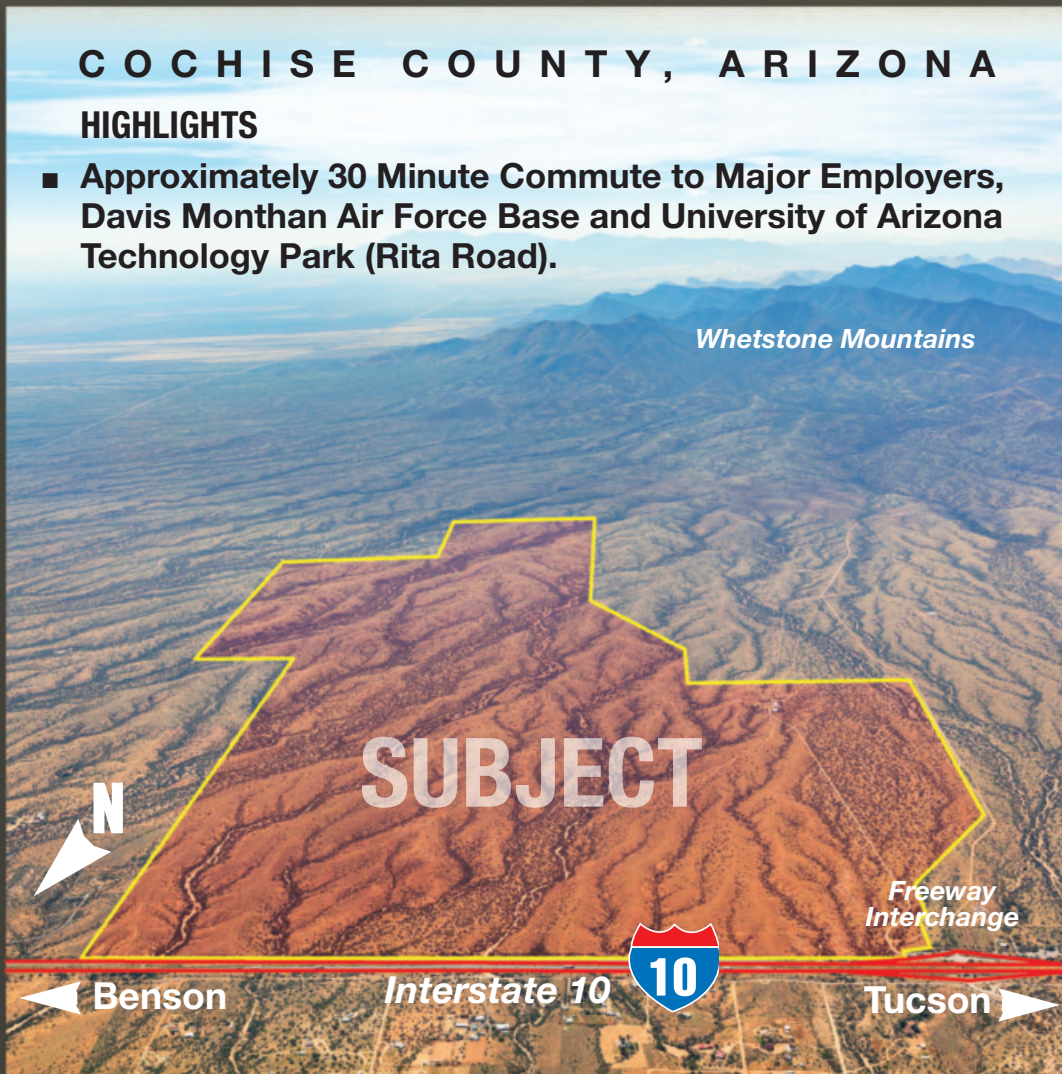
# 2,120 Acres

with 1-1/4 Miles Interstate 10 Frontage

## Outstanding Investment Opportunity

### COCHISE COUNTY, ARIZONA HIGHLIGHTS

- Approximately 30 Minute Commute to Major Employers, Davis Monthan Air Force Base and University of Arizona Technology Park (Rita Road).



**WESTERN HORIZONS INC.**  
Real Estate Services

7255 East Hampton Avenue, Suite 122 | Mesa, AZ 85209 | (480) 854-1500

**JOHN C. WHITE JR.**  
Designated Broker  
cell (480) 620-4155

john@westernhorizonsinc.com

The information contained herein is believed to have been obtained from reliable sources, however, Western Horizons Inc. neither represents, warrants nor guarantees the validity of the information which may be subject to errors, omissions or changes. The Property is offered "As Is, Where Is", and is subject to prior sale or withdrawal without notice.



Gently rolling hills with Whetstone Mountain Views, including Apache Peak



I-10/Skyline interchange leading to the property



Full-interchange and underpass tunnel at the northwest corner

## Property Overview, Location and Access

The Property is 2,120 acres situated on the south side of Interstate 10 in northwest Cochise County, Arizona. It is located between the cities of Benson and Tucson in a designated growth area southwest of the State Route 90 and Interstate 10 intersection. The Property is approximately 24 miles east of the eastern employment centers in the City of Tucson, along Houghton Road. The southern boundary of the property abuts the City of Benson town boundaries, providing a potential annexation opportunity.

The Property lies between Interstate 10 and the Coronado National Forest to the south. Characterized by expansive views, clean air, and desert grasslands, the Property affords 360-degree mountain views including the Whetstone Mountain Range which includes the 7,700-foot Apache Peak.

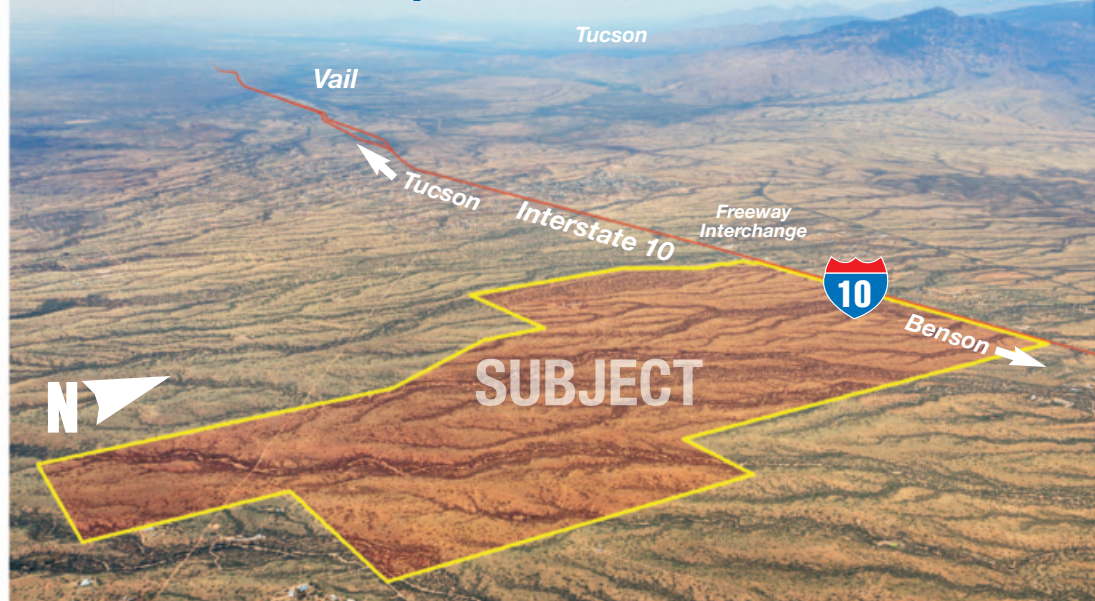
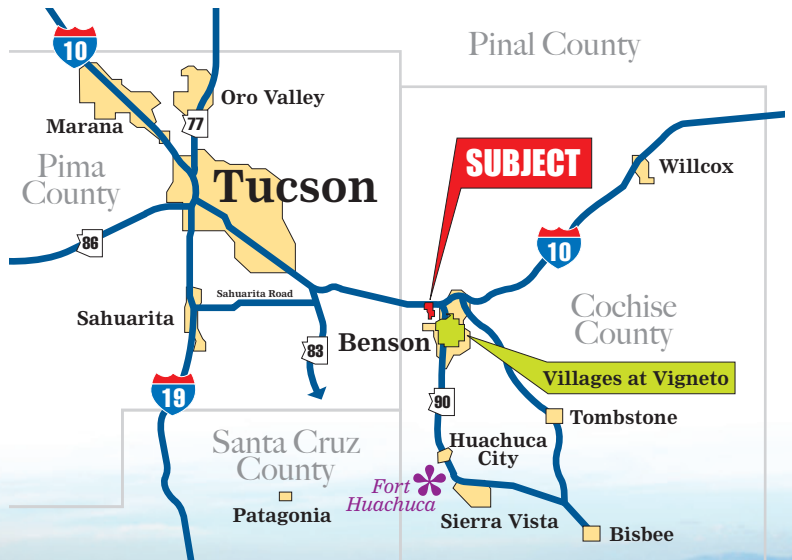
Legal access is currently provided by the I-10 Skyline interchange and there is available access to Titan Road, the I-10 frontage road which heads east to the SR-90/I-10 interchange. In addition, State Land right-of-way has been acquired for a potential future

extension of Nueva Janella Road, connecting the Property to SR-90. Private property and State Land could provide additional access west of the property to the J-6 Mescal interchange.

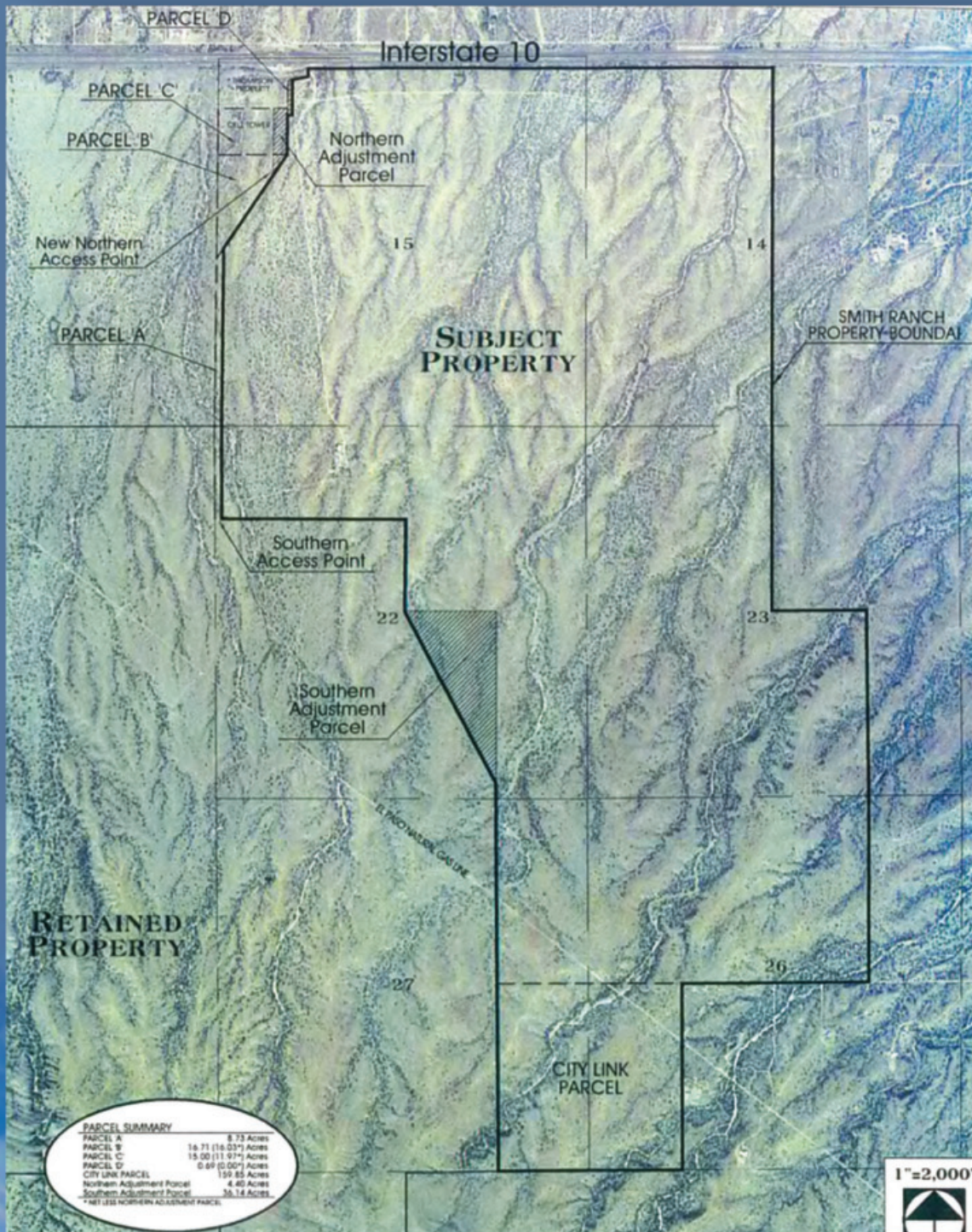
The property is adjacent to the 12,167-acre MPC Villages at Vigneto (approved by the City July, 2016) offering outstanding development potential.

The Property is located between the communities of Benson, in northwest Cochise County, and Vail in southeast Pima County. Both communities are known for low crime rates, great schools, outdoor recreation, impressive mountain views, access to major employers, low cost of living and high quality of life.

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**Location:** The property is located on Interstate 10 approximately 45 miles southeast of Tucson, and 4 miles west of Benson, in Cochise County, Arizona. Benson (pop. 5,355) is the third largest municipality in Cochise County and has the only AMTRAK Passenger station in the County.

**Access:** The Property is accessible to and from the Interstate 10 at the Skyline Interchange on and off ramps.

**Interstate Frontage:** Approximately 6,626 feet or 1¼ mile of frontage on Interstate 10

**Traffic Count:** 27,881 VPD (2019 Average Annual Daily Traffic Report)

**Acreage:** Approximately 2,120 Acres

**APN:** Cochise County Tax Parcel No. 124-01-002B

**Elevation:** Approximately 4,365 feet

**Flood Zone (FEMA):** The property lies within Zone "X" and Zone "A"

**Utilities:** Electric: Sulphur Springs Valley Electric Cooperative Inc.

**Current Zoning:** Cochise County RU4 (1 unit per 4 acres)

**Improvements:** Ranch home, stock tanks, windmills.

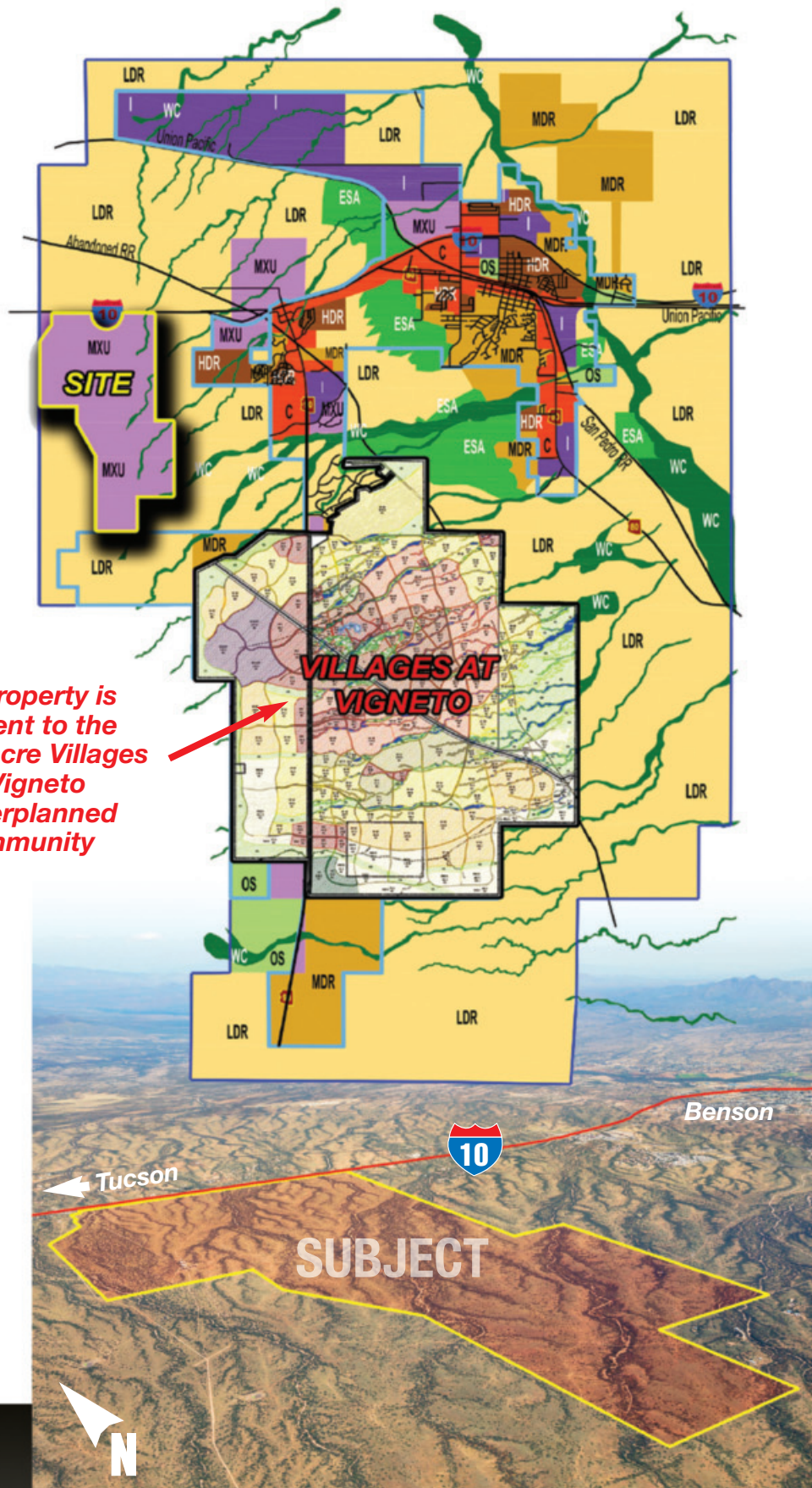
**Property Taxes:** \$2,189.00 (2021 Property Taxes)

**Price:** Submit Offer

**Terms:** Cash

for further information, please contact:

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**The property is adjacent to the 12,167-acre Villages at Vigneto Masterplanned Community**

**SUBJECT**



**WESTERN HORIZONS INC. Real Estate Services**

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