

401.59+/- AC For Sale at I-10/SR-90



Airport

State Land



401.59+/- Acres For Sale
Zoned RU-4
\$13,500,000 (\$0.77/SF)



ROB LAMB
Cell# **520-444-4411**
roblamb@roblamb.com

Property Information:

Address: I-10/SR-90 (2028 N Dark Star Rd)
Benson, AZ 85602

Area: Cochise County

Price: \$13,500,000 (401.59 AC) Combined
\$8,500,000 (226.78 AC) (Seperate Owner)
\$5,000,000 (174.81 AC) (Seperate Owner)

Acreage: 226.78 Total Acres

Property Information:

I-10 & State Route 90 Interchange Land For Sale! Minutes to Benson and existing shopping. This flat, easily buildable land offers stunning views in every direction and is strategically located along the main corridor connecting New Mexico to Arizona. Existing ingress/egress points facilitate seamless entry and exit. Seize this exceptional opportunity for development in a growing area right outside of Benson

Utility Information:

Electric: Sulpher Springs Electric services the property.

Sewer/Water: There are existing sleeves that are at the property for City of Benson Water & Sewer. The Sleeves run from the Loves Gas Station and Mcdonald's under the I-10 to the property. The city will allow the developer to connect to the City's sewer & water line if annexed.

There are 2 Existing wells at property:

Well 1: 55-912590

Well 2: 55-227692

Gas: Southwest Gas services the property.

Zoning: The property is currently zoned RU-4. Underlaying zoning may be used for Residential, Commercial, & Industrial. If the developer decides to annex the City of Benson would prefer the property to have primarily Commercial/Industrial developments along I-10. The back half can be residential or commercial.

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226.78 Acres for \$8,500,000



226.78 Acres For Sale
Interstate Corners & Frontage
\$8,500,000 (\$0.86/SF)



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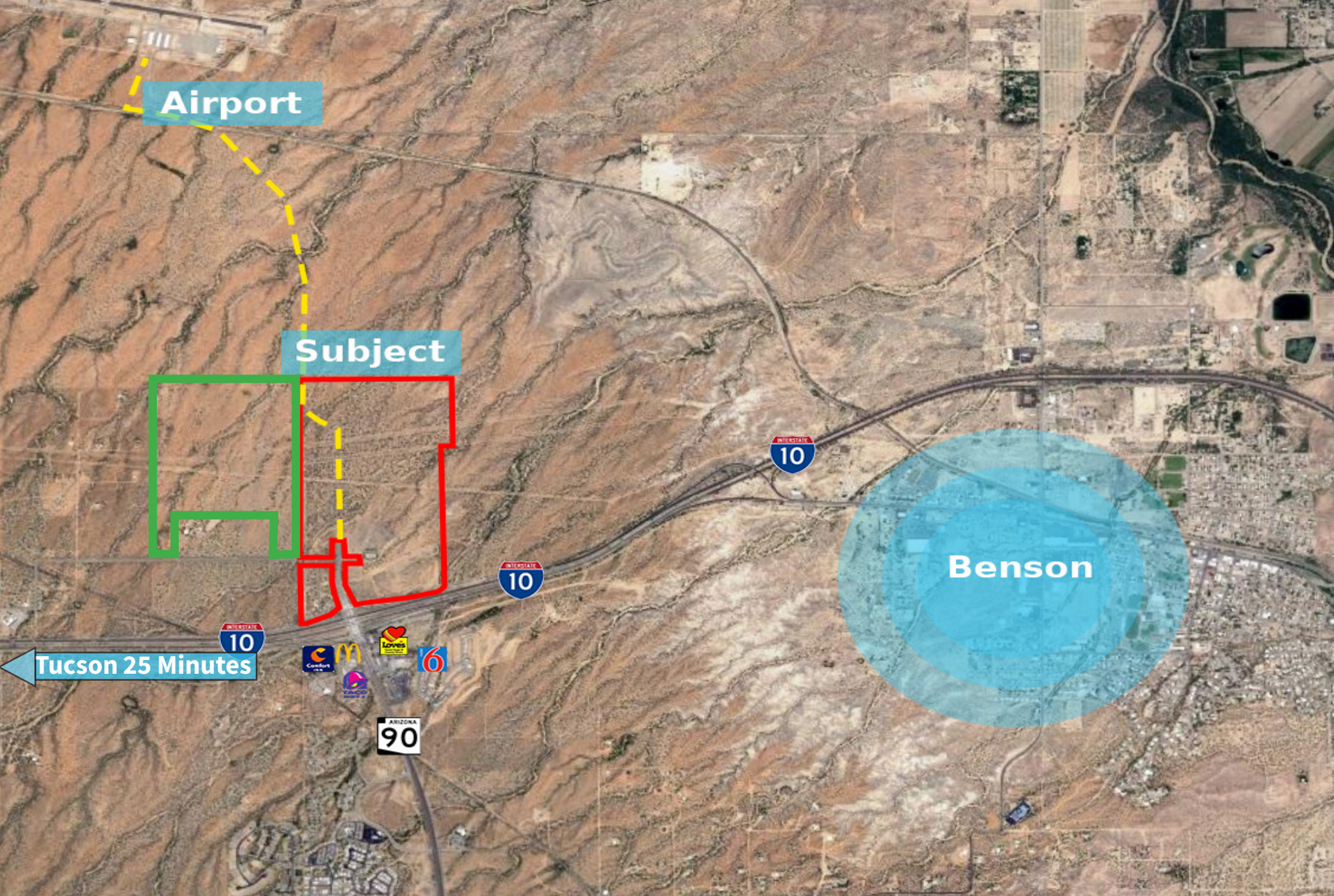
174.81+/- Acres For Sale



174.81+/- Acres For Sale
Zoned RU-4
\$5,000,000 (\$0.65/SF)



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Subject

Benson

Tucson 25 Minutes

INTERSTATE 10

INTERSTATE 10

INTERSTATE 10

ARIZONA 90

401.59+/- Acres For Sale
Zoned RU-4
\$13,500,000 (\$0.77/SF)



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