



**HARTMANN**  
COMMERCIAL REAL ESTATE

**FOR SALE**  
**VACANT LAND**

**4.16 Acres**  
**Benson, Arizona**

**Parcels :** 123-47-664 (Portion of ; approx 4.16 Acres)

**Zoning:** B-2 (City of Benson)

**Price:** \$725,000 (\$4.00 / SF)

**Utilities:**

<b>Water</b>	8" main stubbed out at the property. (City of Benson)
<b>Sewer</b>	12" main stubbed out at property line. (City of Benson)
<b>Electricity</b>	25 KV overhead power on the east side of property line. (Sulfur Springs Valley Electric Coop)
<b>Gas</b>	Southwest Gas will provide a 2" gas main to property line. Current gas main is to the adjoining property.
<b>Telephone</b>	Century Link service exists adjoining east of property.

**Terms:** Cash;

**Comments:** Great location with frontage on Highway 90.

**FOR MORE  
INFORMATION  
PLEASE CONTACT:**

**Alain Hartmann**  
Designated Broker  
520.870-1030  
[alain@hcreinc.com](mailto:alain@hcreinc.com)



**7459 E. Broadway • Tucson, Arizona 85710**

**W: 520.332.6000 • C: 520.870.1030 • F: 520.290.5757**

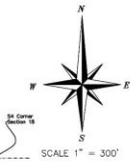
SEC 18 SW TN 17 RG 20

BOOK 123  
MAP 47 6/11  
AREA CODE 0980

Township Map 123-01  
Key Map Page 1

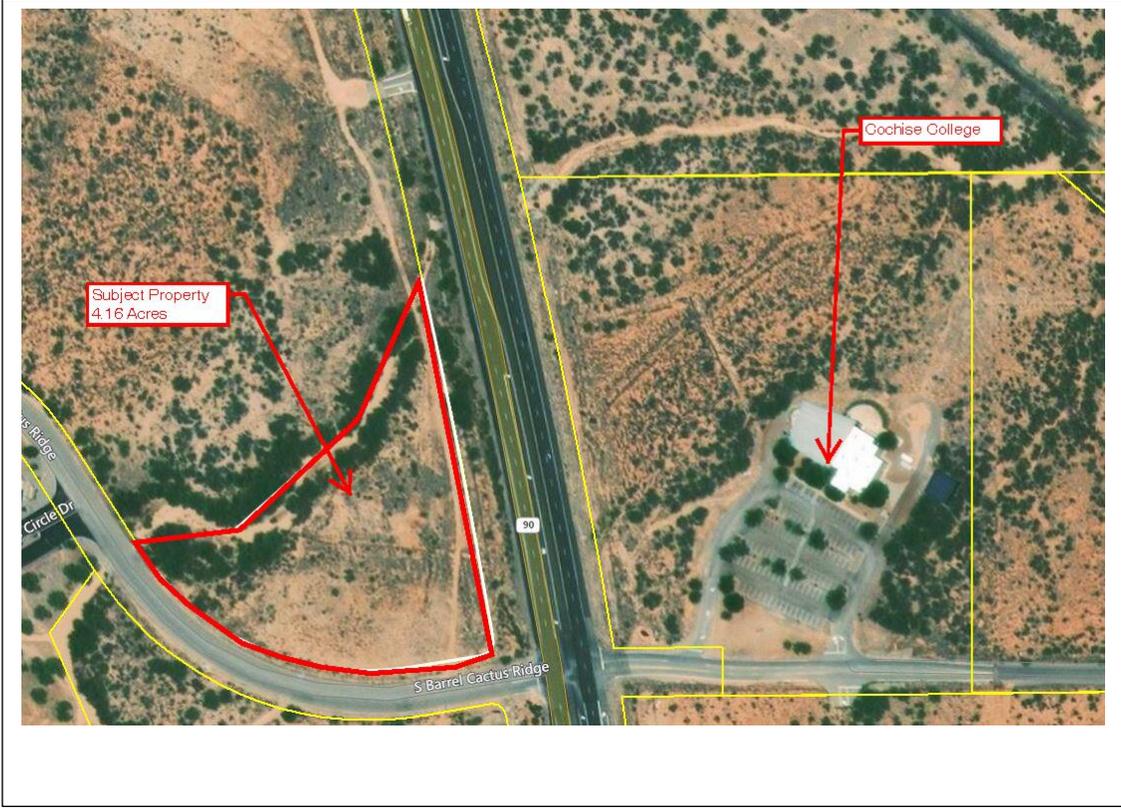


- Cochise Vista**  
Lots 1, 2, 3  
as recorded at Book 13 of Maps & Plats, Page 90  
(Roads and Common Areas are dedicated to Public per Plat)
- Cochise Terrace**  
(RV Park)  
Lots 1, 2, 3  
Common Areas A, B, & C  
a redivision of Cochise Vista Block 1  
as recorded at Book 13 of Maps & Plats, Page 91  
(Roads and Common Areas are Private per Plat)
- A Re-division of Lots 76 through 103 "CA" B & C of  
**Cochise Terrace**  
(Eagles Landing)  
Lots 76-102  
as recorded at Book 18 of Maps & Plats, Page 42  
and Amended at Book 15, Page 49  
(Roads and Common Areas are Private per Plat)
- A Re-division of CA B  
**Cochise Terrace**  
(Eagles Landing)  
Lots 153-157  
Common Area "Eagles Nest"  
reincorporation of Lots 125, 126 & 91-99  
as recorded at Book 15 of Maps & Plats, Page 42  
and Amended at Book 15, Page 49  
(Roads and Common Areas are Private per Plat)
- Kartchner Vistas**  
Lots 1, 2, 3, 4  
as recorded at Book 15 of Maps & Plats, Page 39  
(Common Areas A, B, & C, and Roads dedicated to public per Plat;  
Lots 92-201 see 15-4-1)



THIS INFORMATION IS TAKEN  
FROM OUR WORKING RECORDS  
FOR ASSESSING PURPOSES ONLY  
**COCHISE COUNTY**  
Creation Date: 02/22/06  
Revision Date: 10/31/06

Cochise Realist System Inc.  
Information Deemed Reliable But Not Guaranteed.



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