

# 226.78 Acres Commercial Land



Airport

State Land



226.78 Acres For Sale  
Interstate Corners & Frontage  
\$6,900,000 (\$0.69/SF)



**ROB LAMB**  
Cell# 520-444-4411  
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## Property Information:

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

**Area:** Cochise County

**Price:** \$6,900,000

**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 and close to Tucson, Arizona.

## 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. Underlying 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.

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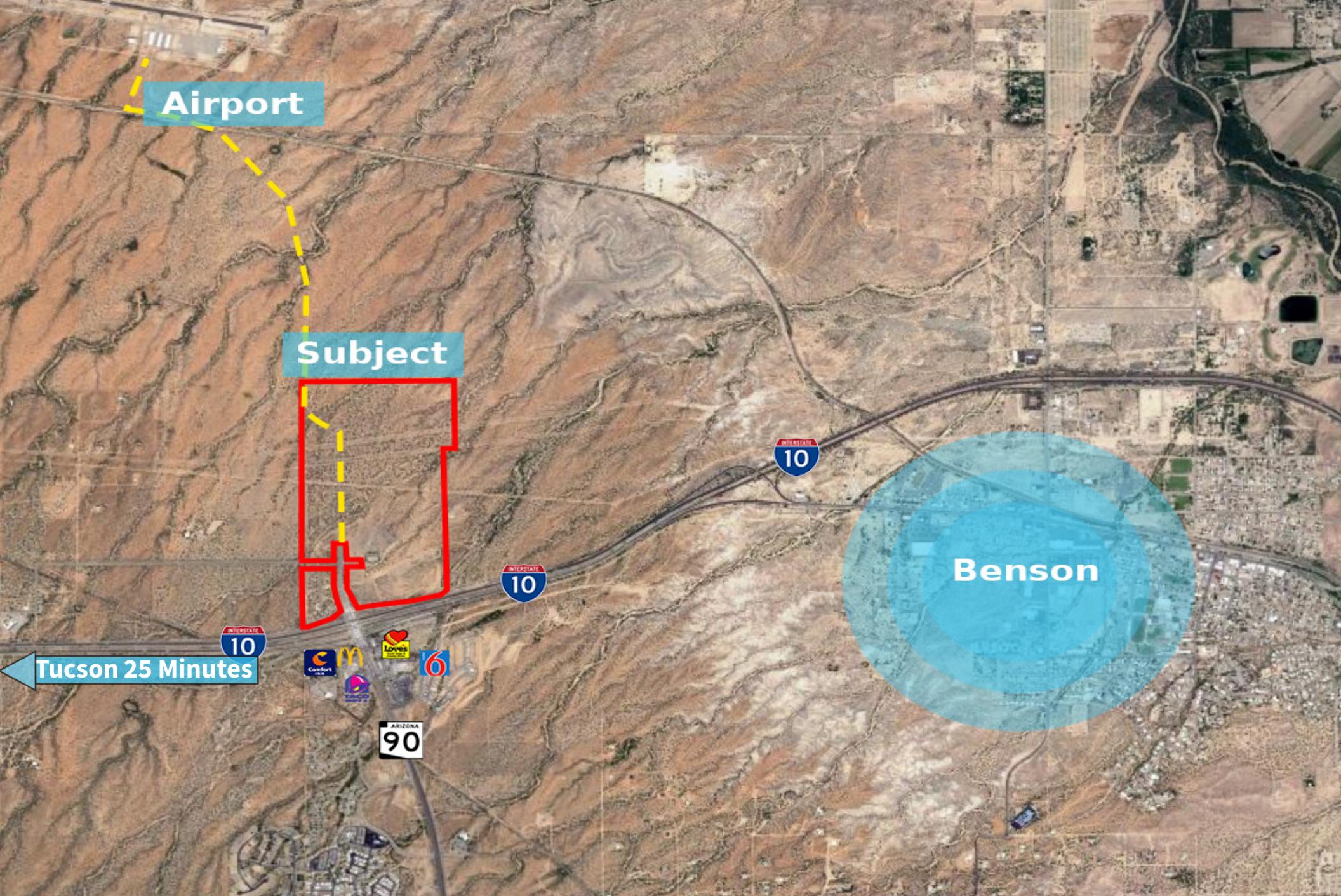
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# Adjacent 174.81+/- AC For Sale at \$5,000,000

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



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