

~ FOR SALE ~

AZ INTERSTATE DEVELOPMENT LAND

76.26 ACRES, I-10, Exit 302



Property Overview: This offering is a rare opportunity to purchase this 76.26 Acre parcel of land in Benson, AZ fronting I-10 for an investor price of less than .24 cents per SF. The property commands high visibility from Interstate 10, but has no direct access to the Interstate. Dark Star Road at Interchange 302 is $\frac{3}{4}$ Mile West of the property and there is a legal easement to the Property from Dark Star. There are restaurants, motels, a Love's truck stop and several national quick serve restaurants within a mile of the property. Although re-zoning would be required for commercial use, this property would be ideal for a RV Park, Self-Storage, Hotel, and other uses. Investigate your use with the City of Benson Planning and Zoning.

Address: Dark Star Road and I-10, Benson, AZ (Exit 302)

Property Size: 76.26 Acres

Zoning: Currently RU-4 (mostly commercial uses in vicinity)

Taxes: \$5,292

Assessor Parcel Number: Cochise County APN 123-11-001T

Traffic Count: I-10: 27,881 VPD | SR: 90 South of I-10: 9,647 VPD

Utilities: Electric to Site

Price and Terms: \$799,000 Seller Financing and Exchange Possible. Submit

Distances: Benson: 3.5 Miles | Tucson: 45 Miles | Kartchner Caverns: 10 Miles | Tombstone: 27 Miles
Bisbee: 52 Miles | Sierra Vista: 28 Miles



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