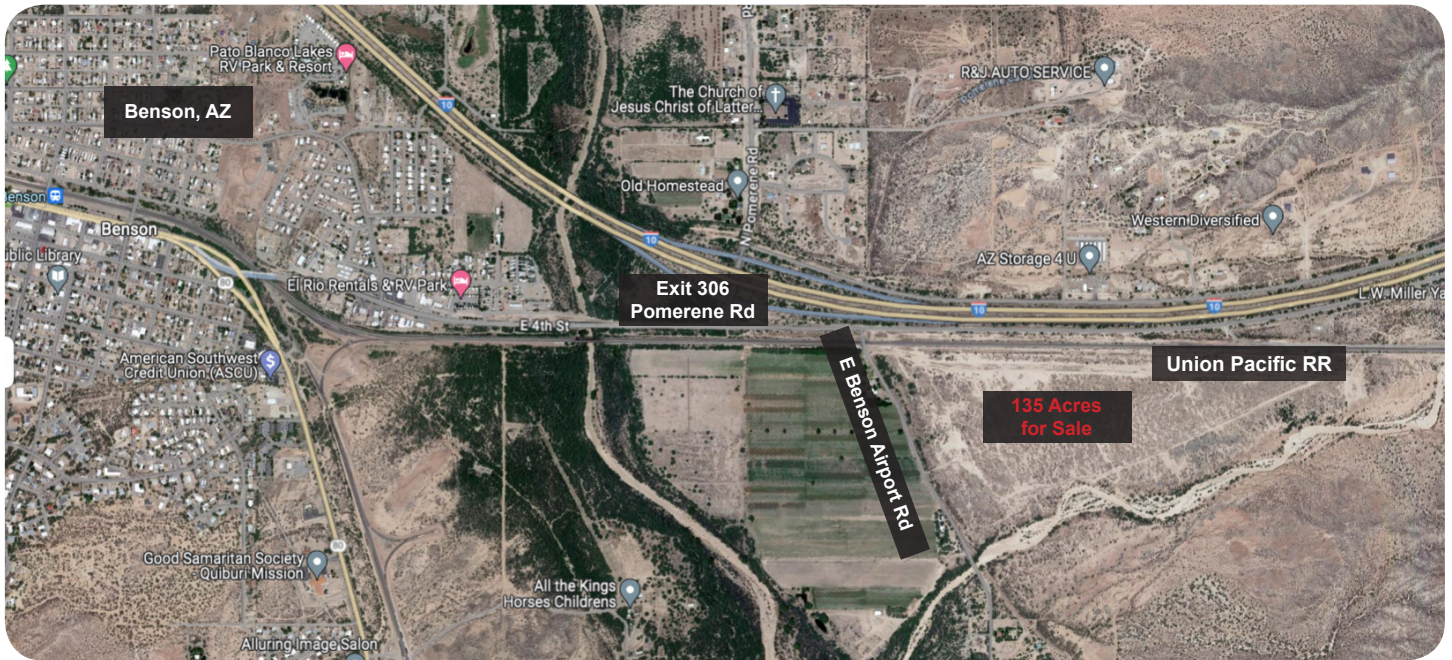


~ FOR SALE ~

ARIZONA INTERSTATE LAND

135.42 Acres



Property Overview: Rare Larger Interstate 10 Property at Exit 306, Benson, AZ. This unusual parcel is bordered on the North by the Union Pacific Railroad with over 5,000 feet of frontage on the RR and Interstate 10. High Visibility from I-10 and easy Access from both E. 4th St on the North and E. Benson Airport Rd on the West. Adjacent to the Town of Benson City Limits, but located in Cochise County. Former Airport property is flat and shovel ready. Many possible uses from Truck Stop, Distribution Facility, Manufacturing, or other mixed use development. Benson is business friendly and looking for employment growth. Active Economic Development organizations for both Benson and Cochise County.

Address and Parcel Number: 0 East Old Airport Rd. Benson, AZ 85602 APN: 123-34-005

2023 Real Estate Taxes: \$4,653

Zoning: Cochise County LI - Light Industrial

Utilities: Electric at Site, Two Registered Wells (55-810393; 55-810394), Fiber Optic, Gas, Septic Required.

Traffic Count: I-10 Exit 306 - 16,000 to 21,000 VPD

Price: \$6,000,000 (\$1.02/SF)

Terms: Cash, Possible Seller Financing, Exchange, Submit.



Tom DeSollar, EMS Broker
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www.azfirstprop.com



Notes: Benson is 35 minutes from the Tucson International Airport and is a growing community with a small town atmosphere and lifestyle. Seller has owned this parcel for 15 years and wants to move on to larger property. Seller is an experienced Exchangor/ Investor. Not geographically bound. Has business interests in AZ, CA, WA, UT and MX. Can add other properties and cash to a transaction. Submit all ideas.

