

Property Details

CONTROL: Exclusive VALUE: \$799,000
LOAN: \$0
EQUITY: \$799,000

TITLE: AZ INTERSTATE LAND
TYPE: Land

HAVE: 76.26 Acres of development land with I-10 Frontage. Ideal RV Park, Self-Storage within 1/4 mile of Interchange.

ADDRESS: Dark Star Rd and I-10, Benson, Arizona

BENEFITS TO NEW OWNER: I-10 Frontage with High Visibility. Current zoning is RU-4. Mostly commercial uses in area. Easement to Dark Star Rd and Interchange 302. Truck stop, fast food and hotels at 302.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$5,292
NOI: \$-5,292
DEBT SERVICE: \$0
CASH FLOW: \$-5,292
CAP RATE: 0.00%



BENEFITS SOUGHT: Path to cash or Note. Personal property or condo as down payment. Seller will finance. Try Exchange for Portland Oregon Property. Will take partial value in Crypto.

MOTIVATION: 9

CAN ADD: Other Packages in Book

REMARKS: Many possible uses as Benson needs services. Developer friendly town that is growing. Only 45 Miles East of Tucson.

OWNER: RR&S Profit Sharing Plan

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