

NOW Available!

2,120 Acres

with 1-1/4 Miles Interstate 10 Frontage

Whetstone Mountains

Benson

SUBJECT

Full-Diamond Interchange



Interstate 10

Benson

Tucson

Outstanding Investment Opportunity | Cochise County, Arizona

HIGHLIGHTS

- Benson has the only AMTRAK passenger stop in Cochise County
- Approximately 30 Minute Commute to Major Employers, Davis Monthan Air Force Base and University of Arizona Technology Park (Rita Road).

JOHN C. WHITE JR.

Designated Broker
cell (480) 620-4155

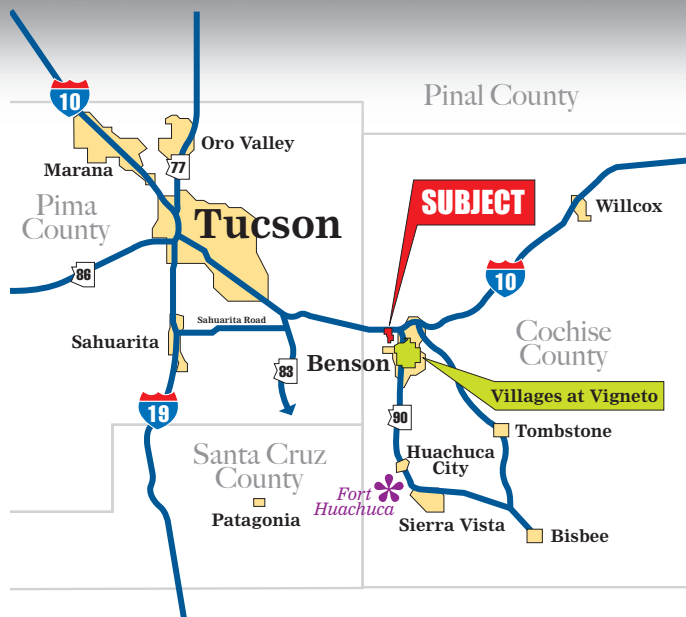
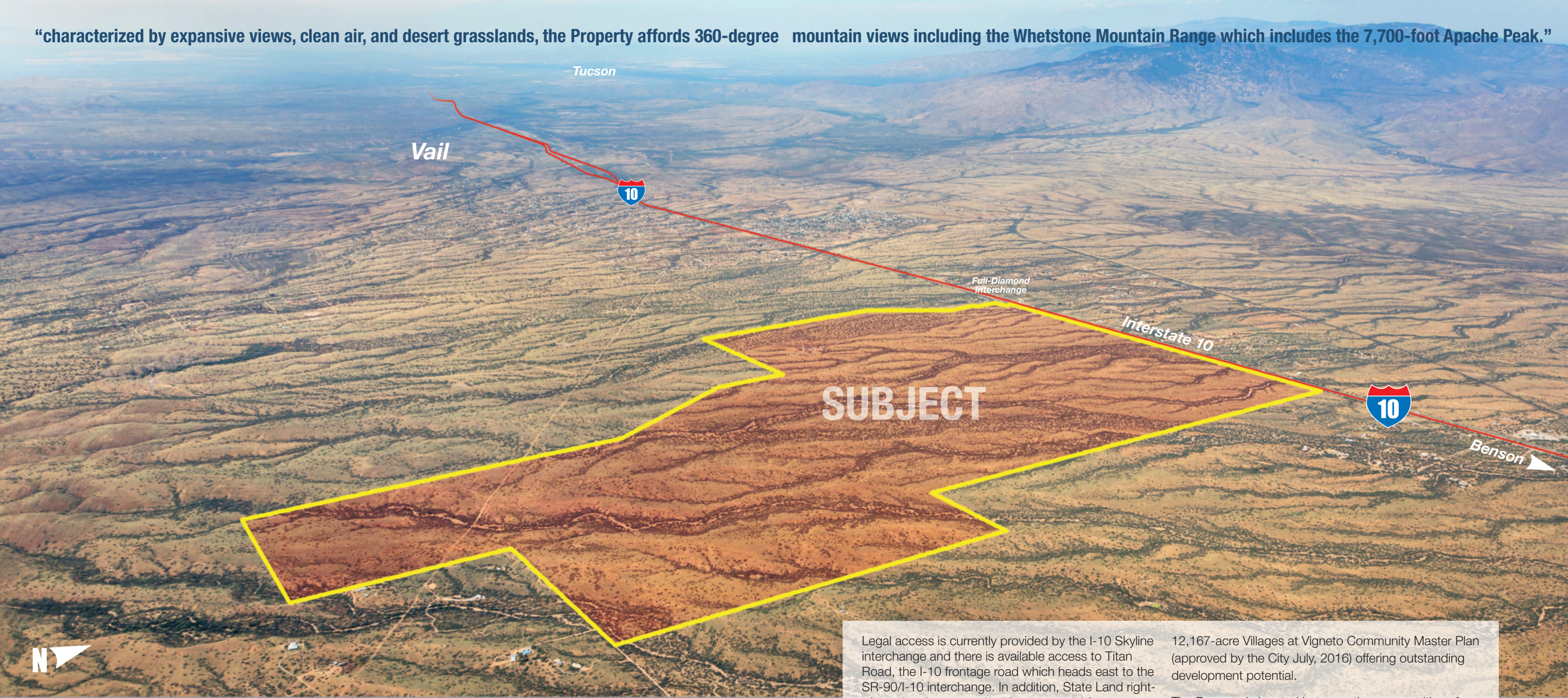
john@westernhorizonsinc.com



WESTERN HORIZONS INC. *Real Estate Services*

7255 East Hampton Avenue, Suite 122 | Mesa, AZ 85209 | (480) 854-1500

“characterized by expansive views, clean air, and desert grasslands, the Property affords 360-degree mountain views including the Whetstone Mountain Range which includes the 7,700-foot Apache Peak.”



Property Overview, Location and Access

The Property is a 2,120-acre holding on the south side of Interstate 10 in northwest Cochise County, Arizona. It is located between the cities of Benson and Tucson in a designated growth area southwest of the State Route 90 and Interstate 10 intersection. The Property is approximately 24 miles east of the eastern employment centers in the City of Tucson, along Houghton Road. The southern boundary of the property abuts the City of Benson town boundaries, providing a potential annexation opportunity.

The Property lies between Interstate 10 and the Coronado National Forest to the south. Characterized by expansive views, clean air, and desert grasslands, the Property affords 360-degree mountain views including the Whetstone Mountain Range which includes the 7,700-foot Apache Peak.

Legal access is currently provided by the I-10 Skyline interchange and there is available access to Titan Road, the I-10 frontage road which heads east to the SR-90/I-10 interchange. In addition, State Land right-of-way has been acquired for a potential future extension of Nueva Janella Road, connecting the Property to SR-90. Private property and State Land could provide additional access west of the property to the J-6 Mescal interchange.

The property is adjacent to El Dorado Holding's

12,167-acre Villages at Vigneto Community Master Plan (approved by the City July, 2016) offering outstanding development potential.

The Property is located between the communities of Benson, in northwest Cochise County, and Vail in southeast Pima County. Both communities are known for low crime rates, great schools, outdoor recreation, impressive mountain views, access to major employers, low cost of living and high quality of life.

I-10/Skyline interchange leading to the property



Gently rolling hills with Whetstone Mountain Views, including Apache Peak



Full-interchange and underpass tunnel at the northwest corner



Location: The property is located on Interstate 10 approximately 45 miles southeast of Tucson, and 4 miles west of Benson, in Cochise County, Arizona. Benson (pop. 5,355) is the third largest municipality in Cochise County and has the only AMTRAK Passenger station in the County.

Access: The Property is accessible to and from the Interstate 10 at the Skyline Interchange on and off ramps.

Interstate Frontage:

Approximately 6, 626 feet or 1¼ mile of frontage on Interstate 10

Traffic Count:

27,881 VPD (2019 Average Annual Daily Traffic Report)

Acreage:

Approximately 2,120 Acres

APN:

Cochise County Tax Parcel No. 124-01-002B

Elevation: Approximately 4,365 feet

Flood Zone (FEMA): The property lies within Zone "X" and Zone "A"

Utilities: Electric: Sulphur Springs Valley Electric Cooperative Inc.

Current Zoning:

Cochise County RU4 (1 unit per 4 acres)

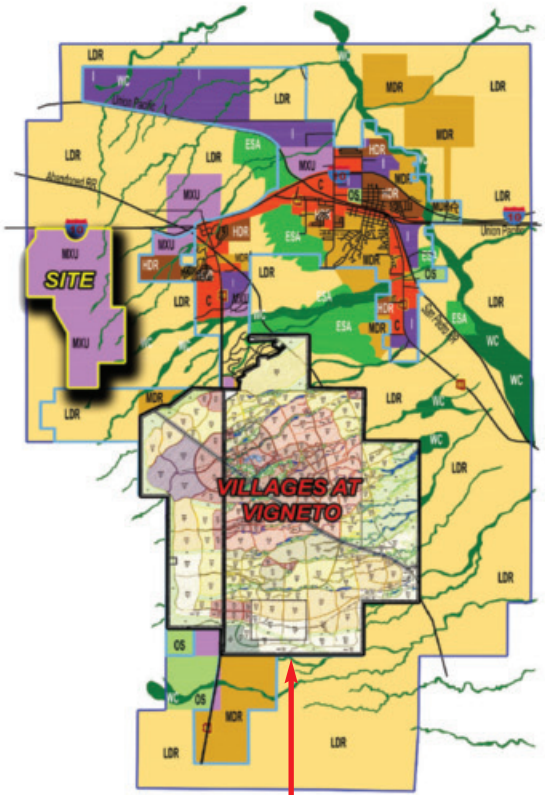
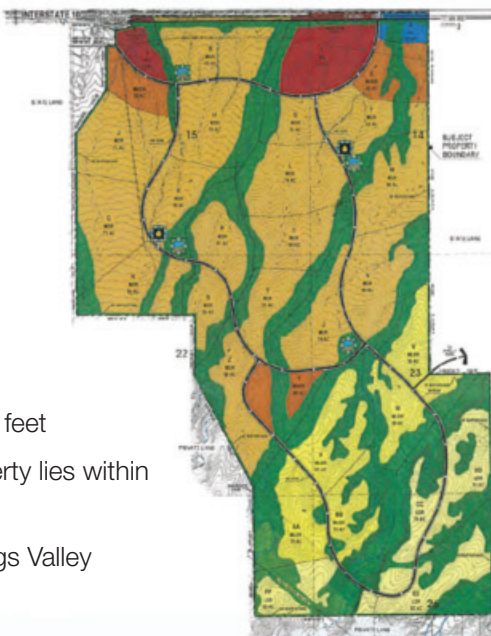
Improvements: Ranch home, stock tanks, windmills.

Property Taxes: \$2,189.00 (2021 Property Taxes)

Price: Submit Offer

Terms: Cash

Master Development Plan



The property is adjacent to El Dorado Holding's approved 12,167-acre Villages at Vigneto Masterplanned Community



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