



#### CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CONSISTING OF 1 SHEET(S) REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND THAT THE PROPERTY CORNERS AND SURVEY MONUMENTS ACTUALLY EXIST AS SHOWN HEREON.

*John O'Hall*  
JESSICA A. HALL  
REGISTERED LAND SURVEYOR NO. 51967



**\$310,000**

- Lots / Land
- Active

## XMHP+FJ BENSON, AZ, USA

<https://rehomes.us>

9.1 acres of I-1 zoning adjacent to Interstate 10 with 5.92 acres of it buildable. Just south of Commerce Drive and west of Ocotillo Road. This property offers great opportunities for businesses and development in the growing City of Benson. Terrific location for a mini-storage business with great visibility. Opportunity for other uses as well [...]

## Basics



**Category:** Lots / Land

**Lot size:** 396396.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2023-09-14T16:00:18.677

**Municipality/Zoning:** Benson - I1

**Township:** 17

**Area:** Benson/St. David

**Status:** Active

**Days On Market:** 7

**List Number Main:** 22319836

**Lot Acres:** 9.10 acres

**Lot Dimensions:** Irregular

**View:** Mountain(s),Sunrise,Sunset

**Property Use Type:** Industrial

Description

**Legal Description:** Long Legal See Documents

Building Details

**Lot Features:** Cul-De-Sac

**Fence: Other:** Partial fencing

Miscellaneous



**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** Benson

**Direction:** W

**Subdivision Restrict:** **Deed Restrictions:** No

**Association & Fees:** **HOA:** No

**Section:** 4

**Fire Protection:** Included in Taxes

**Range:** 20.00

**Road Type:** Paved

**Terms:** Cash,Submit

**Distance to Utilities:** **Sewer:** Commerce Drive

**Distance to Utilities:** **Water:** Commerce Drive

**Phone:** **Location:** Available

**Special Listing Conditions:** None

**Co-op Fee:** \$4

**Horse Property:** No

**Subdivision Restrict:** **Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 123-08-124

**Property Disclosures:** Plat Map,Surveyed Plat,Topographic Map

**Road Maintenance:** City

**Distance to Utilities:** **Phone:** Commerce Drive

**Distance to Utilities:** **Gas:** Commerce Drive

**Distance to Utilities:** **Electric:** Commerce Drive

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## Listing Office

**Listing Office ShortId:** 5380

**Listing Office Address:** 11115 N. La Canada Drive, Suit, Oro Valley, AZ 85737

**Office ID:** 20140620211601012460000000

**ListingOfficeName:** Cantera Real Estate, LLC

**Listing Member Phone:** (520) 904-5055

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## Amenities & Features



**Neighborhood Feature:** None

**Assoc Amenities:** None

**Gas:** Natural

**Gas: Location:** Available

**Sewer: Location:** Available

**Electric:** Electric Company

**Water:** City

**Water: Location:** Available

**Electric: Location:** Available

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## Nearby Schools

**High School:** Benson

**Middle School:** Benson

**School District:** Benson

**Elementary School:** Benson

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$3,405.70

