



\$1,700,000

- Lots / Land
- Active

<https://rehomes.us>

5 Parcels Total The first driveway/curb access off I-10 exit. Prime location. Visible from I-10. 30.67 Acres Zoned B-2 Commercial and one zoned "Rural Transitional" All city utilities readily available. Close to Walmart. Great Size: Large enough for commercial operation or complex. High Traffic Volume on main road and I-10 high Volume. Good Water Supply. [...]

## Basics

**Category:** Lots / Land

**Lot size:** 1335986.42 sq ft

**County:** Cochise

**Entry Timestamp:** 2024-03-12T17:40:53.538

**Municipality/Zoning:** Benson - B2

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

**Property Use Type:** Other

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22406361

**Lot Acres:** 30.67 acres

**Lot Dimensions:** 2166.52 x 996.87 x 656.19 x 1527.30 x 1014.23

**Area:** Benson/St. David



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## Description

**Legal Description:** IN S2S2S2N2 BY M&B: BEG 1609.3'W OF SE COR NE4 THN W1971' TO S LI NE OF HWY 80 R/W, THNALNG CURVE WHOSE CHORD BEAR

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## Building Details

**Fence:** **Other:** Partial

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## 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

**Horse Property:** Yes - By Zoning

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

**Community:** None

**Tax Code:** 123-12-015A

**Road Type:** Dirt

**Terms:** Cash,Conventional,Owner Carry,Submit

**Distance to Utilities:** **Sewer:** At Property Line

**Distance to Utilities:** **Water:** At Property Line

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

**Special Listing Conditions:** None

**Co-op Fee:** \$3

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

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** None

**Road Maintenance:** City

**Distance to Utilities:** **Phone:** At Property Line

**Distance to Utilities:** **Gas:** At Property Line

**Distance to Utilities:** **Electric:** On Property

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## Listing Office



**Listing Office ShortId:** 51783

**Listing Office Address:** 100 East Fry Blvd., Sierra Vista,  
AZ 85635

**Office ID:** 20190612172901857926000000

**ListingOfficeName:** Arizado Realty

**Listing Member Phone:** (520) 991-4273

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## Amenities & Features

**Neighborhood Feature:** Legal Access

**Gas:** **Location:** Available

**Sewer:** **Location:** Available

**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:** 2023

**Taxes:** \$4,007

