

# 174.81+/- Acres For Sale



126.45+/- AC  
124-01-006C

48.36+/- AC  
124-01-008

**174.81+/- Acres For Sale**  
**Zoned RU-4**  
**\$5,000,000 (\$0.65/SF)**



**ROB LAMB**  
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## Property Information:

**Address:** TBD Dark Star Rd  
Benson, AZ 85602

**Area:** Cochise County

**Price:** \$5,000,000

**Acreage:** 174.81+/- Total Acres

### Property Information:

Right off I-10 & State Route 90 Interchange! Minutes to Benson and existing shopping. This flat, easily buildable land offers stunning views in every direction and is strategically located along the main corridor connecting New Mexico to Arizona. Seize this exceptional opportunity for development in a growing area right outside of Benson and 30 minutes to Tucson, Arizona.

## Utility Information:

**Electric:** Sulpher Springs Electric would service the property.

**Water:** Wells would need to be drilled for water and Septic tanks would be needed for Sewer.

**Gas:** Southwest Gas would service the property

**Zoning:** The property is currently zoned RU-4. Underlying zoning may be used for Residential, Commercial, & Industrial.

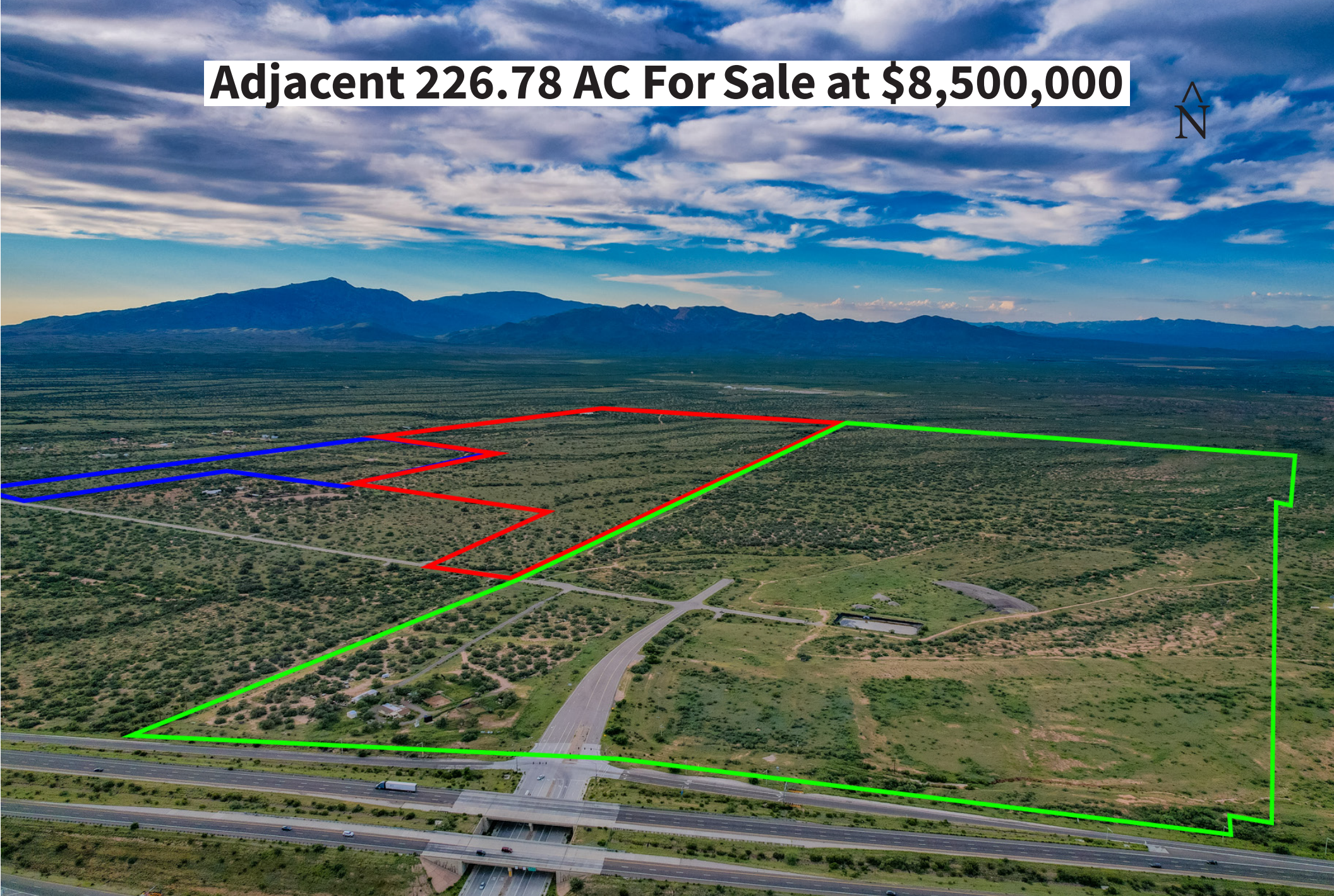
**Adjacent Property:** 226.78 AC property to the East is available for sale at \$8,500,000. Could be purchased together for a large scale development project. Water Serves and Sewer are available at the interchange if annexed to the City of Benson.

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**Adjacent 226.78 AC For Sale at \$8,500,000**



**Adjacent 226.78 AC For Sale**  
**Zoned RU-4**  
**\$8,500,000 (\$0.86/SF)**



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