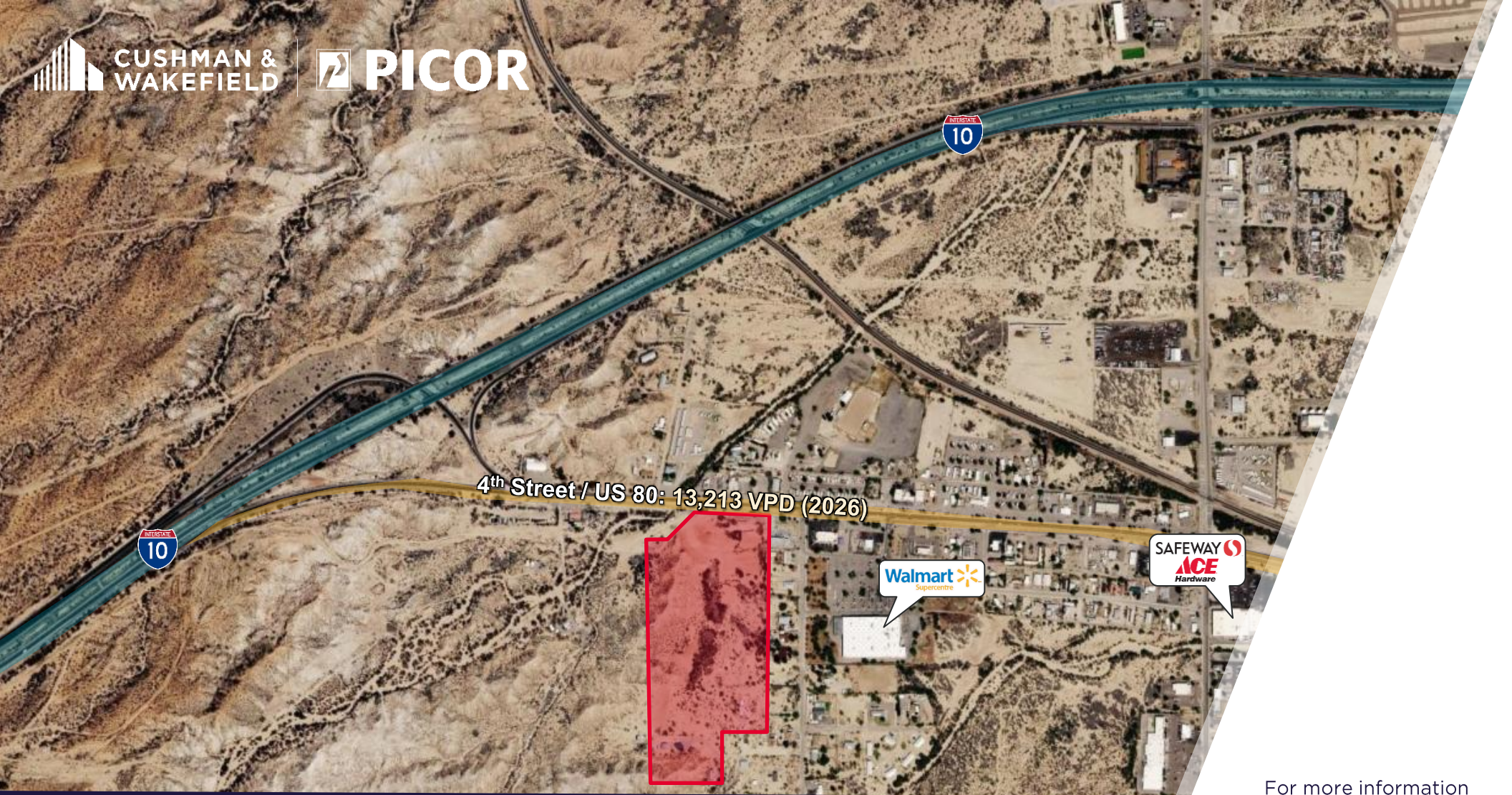




LAND FOR SALE

±12.66 Acres (Per County Assessor)

1079 W Fourth Street | Benson, AZ

For more information
please contact:

Dave Hammack
Principal

dhammack@picor.com
+1 520 546 2712

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com



PROPERTY HIGHLIGHTS

±12.66 Acres (Per County Assessor)

Sale Price: \$1,300,000.00 (\$2.36/SF)

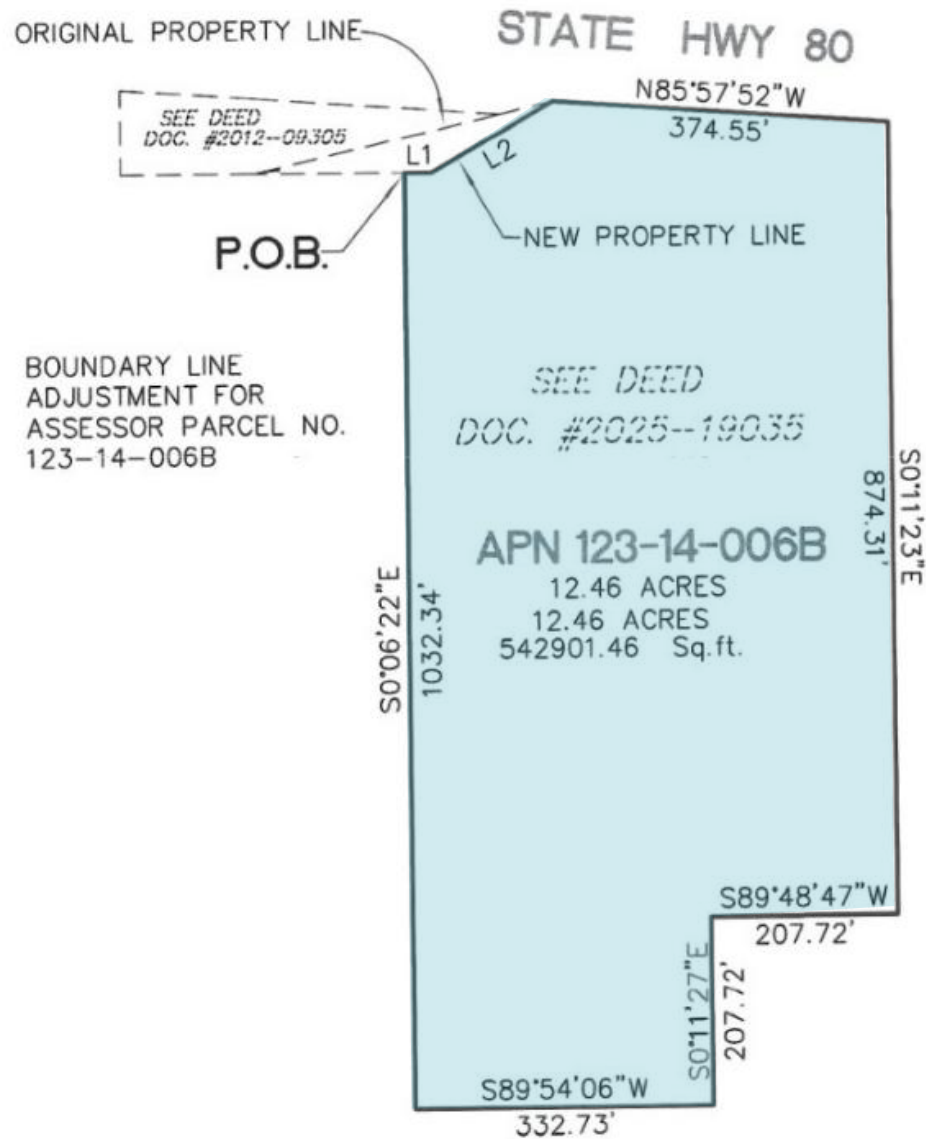
HIGHLIGHTS

- Located along W 4th St, right off I-10 — a major corridor into the Benson, AZ trade area
- Sizable acreage suited for owner-users, investors, or ground-up development in a growing Cochise County
- Split zoning — north portion zoned B-2 (General Business), south portion zoned RT (Rural Transitional), per City of Benson
- B-2 supports a broad mix of commercial uses (retail, restaurants, offices, auto services, hotels/motels, and more), with additional uses available via conditional use permit
- RT portion preserves rural/agricultural flexibility while allowing commercial uses via Conditional Use Permit

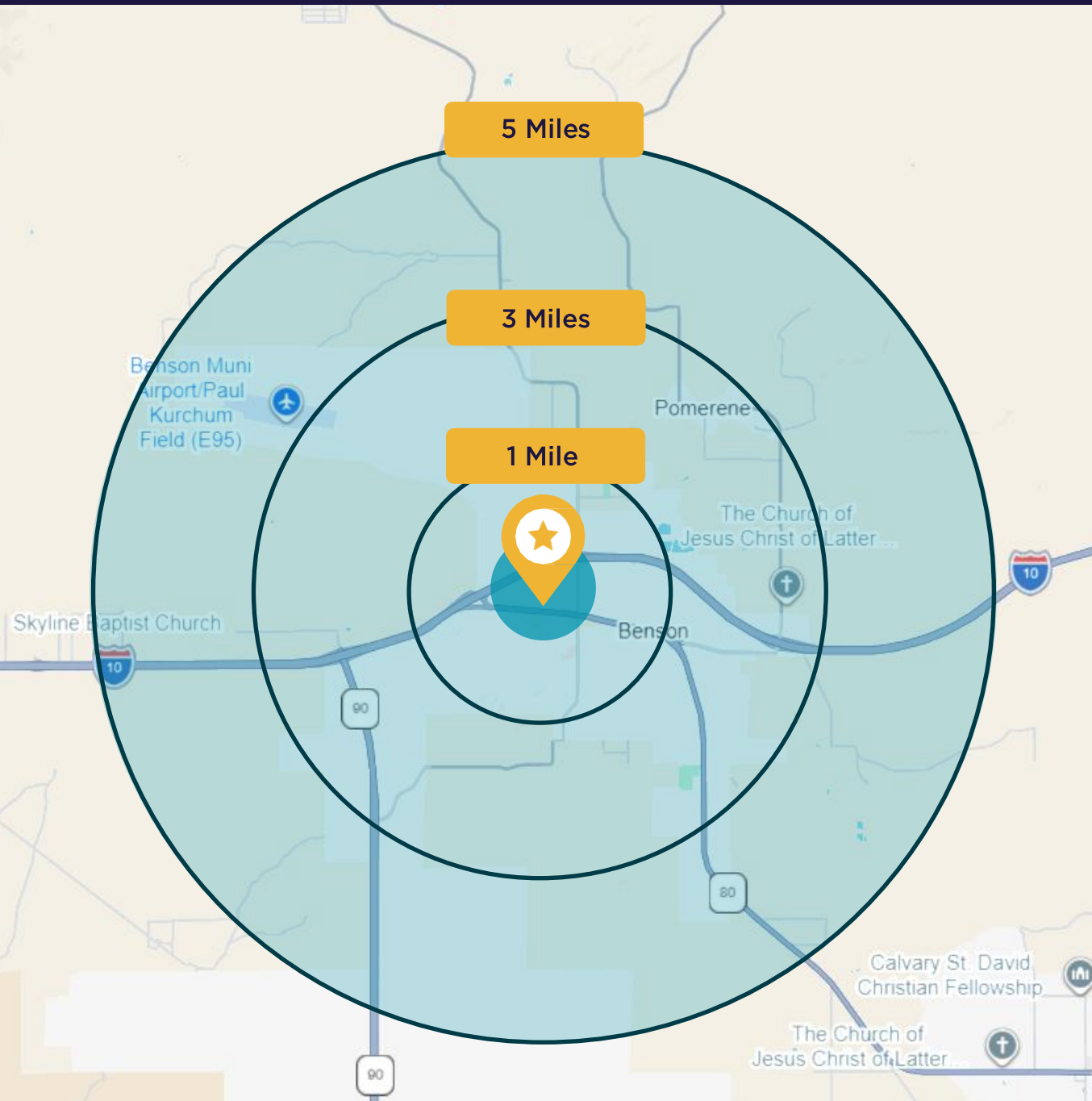
PROPERTY DETAILS

Assessor Parcel No	123-14-006B
Zoning	B-2, General Business (North) & RT, Rural Transitional (South), City of Benson zoning
Utilities	All readily available
Property Taxes	\$1,219.32 (2025)

PLAT MAP



LOCATION MAP



DEMOGRAPHICS

1 MILE	5 MILES
1,038	8,024
POPULATION	POPULATION
\$69,821	\$78,223
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
1,254	2,248
DAYTIME POPULATION	DAYTIME POPULATION

TRADE MAP



BENSON
MUNICIPAL
AIRPORT

Denny's



FedEx
Burger King
O'Reilly
AUTO PARTS
Walmart
Supercentre

CITY OF BENSON
PARKS & REC



Loves
McDonald's
6
KFC

★
SUBJECT

BENSON
HIGH SCHOOL

Wendy's
SAFeway
DOLLAR
GENERAL
TACO
BELL



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06/12/2025