

**1602 N Ocotillo Blossom Trail
Benson, AZ 85602**



**750+ Lots Easy to Build
Multiple Use Zoning
142.5 Acres \$3,000,000**



ROB LAMB
Cell# **520-444-4411**
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Access: (Existing)

**Primary Access - Right On/Right Off turn lanes on ST
Route 90 (I-10 & ST RTE 90 - South)**

**Secondary Access - Cottonwood Highlands Subdivision
- Scarlett Blossom Trail**

Utilities:

Water - City of Benson (at property)

Sewer - City of Benson (off site)

Gas - Southwest Gas (at property)

Fiber - Cox Cable Provider (at property)

Electric - Sulphur Springs Electric (at property)

Views:

Natural Areas - All sides

North - Rincon Mountain Range

East - Galiuro Mountains, Dragoons,

South - San Pedro River Valley, Huachuca Mountains

West - Whetstone Mountains National Forest

**Characteristics - High Flat Property, parallel to State
Route 90 - 7/10ths of a mile south of I-10**

Adjacent to natural areas dedicated as open space

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Property Information:

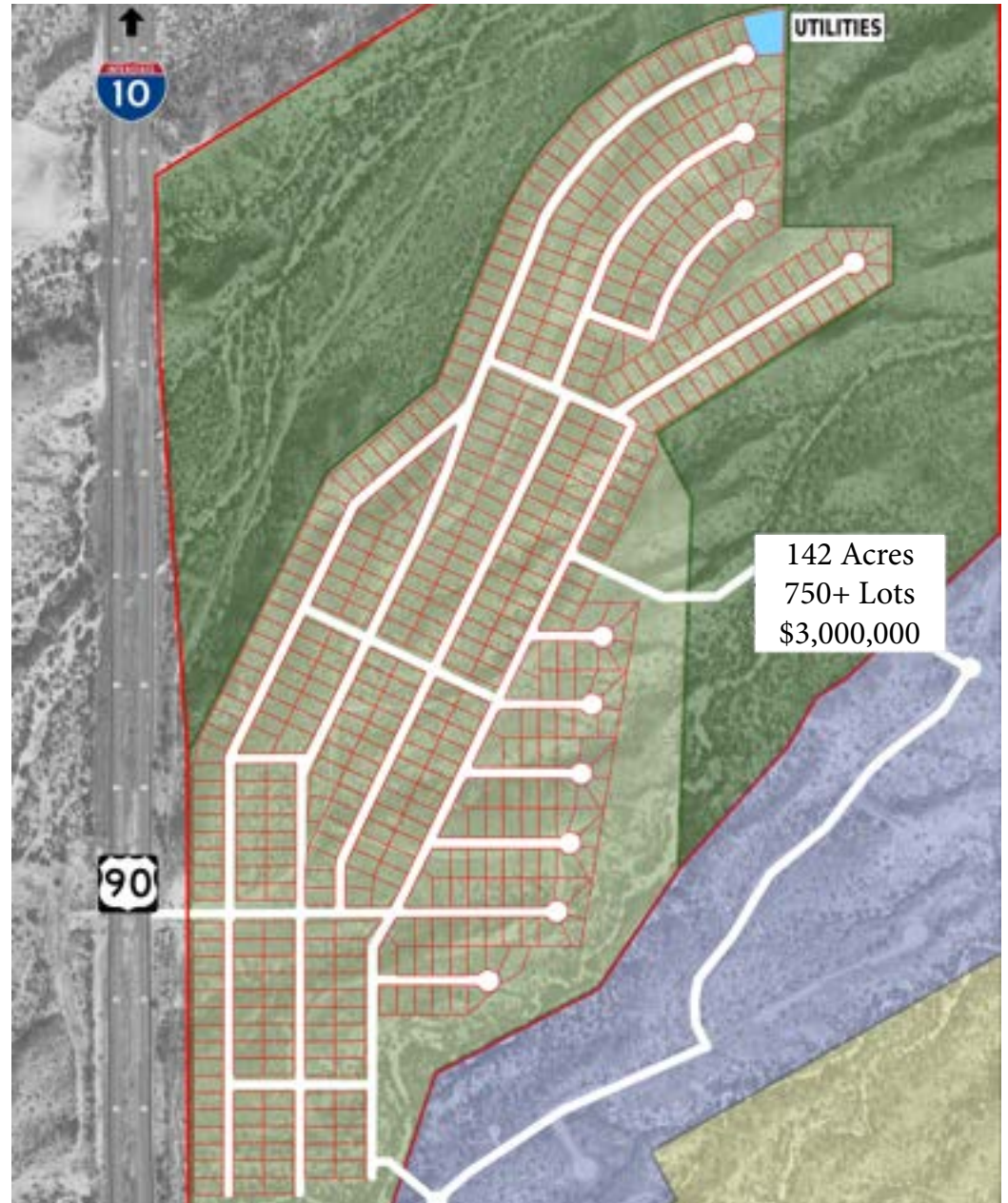
Address: 1602 N Ocotillo Blossom Trail
Benson, AZ 85602

Price: \$3,000,000

Acreage: 142+/- Acres

\$/Acre: \$21,126.76/Acre

Property is flat, easy to build on, and elevated with views in every direction. Utilities are at the property line. Low development costs in an efficient concept plan. Existing primary access through State Route 90 access already built. Secondary access bridge through Cottonwood Highlands already built. 2 miles from I-10 and only 30 minutes to Tucson or Sierra Vista. Less than 10 minutes from shopping (Walmart and Safeway).



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Southeast View



Northeast View



Northwest View



Southwest View



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