



CHAPMAN LINDSEY
COMMERCIAL REAL ESTATE SERVICES, LLC.

46 LOTS - BENSON, ARIZONA

- LOCATION:** East side of Ocotillo Road, less than ½ mile South of West 4th Street (AZ80).
Directly across from Benson Hospital.
- SIZE:** 46 mostly Improved, Residential Lots. Majority are 50ft wide by 108ft in depth
(5,400sf). Some lots are up to 11,000sf in size.
- UTILITIES:** All Available to All Lots
- PRICE:** \$750,000 – equates to \$16,304 per Lot
- TERMS:** Cash, Rolling Option based on percentage of home sales price together with
Sizeable Deposit would be considered.
- INFORMATION:** Lots 1, 6, 7, 8, 9, and 49-51 have been released. Lot 49 has Slab & Rough
Plumbing. Public Report in place for all lots. Additional Drainage Work, Bank
Protection and Final Roadway Top Coat required for 100% of lot releases. Cost
estimate of \$150,000 - \$200,000 to complete. See Agent for details.

Exclusively Listed by:

James B. Marian, CCIM

CHAPMAN LINDSEY COMMERCIAL REAL ESTATE SERVICES, L.L.C.

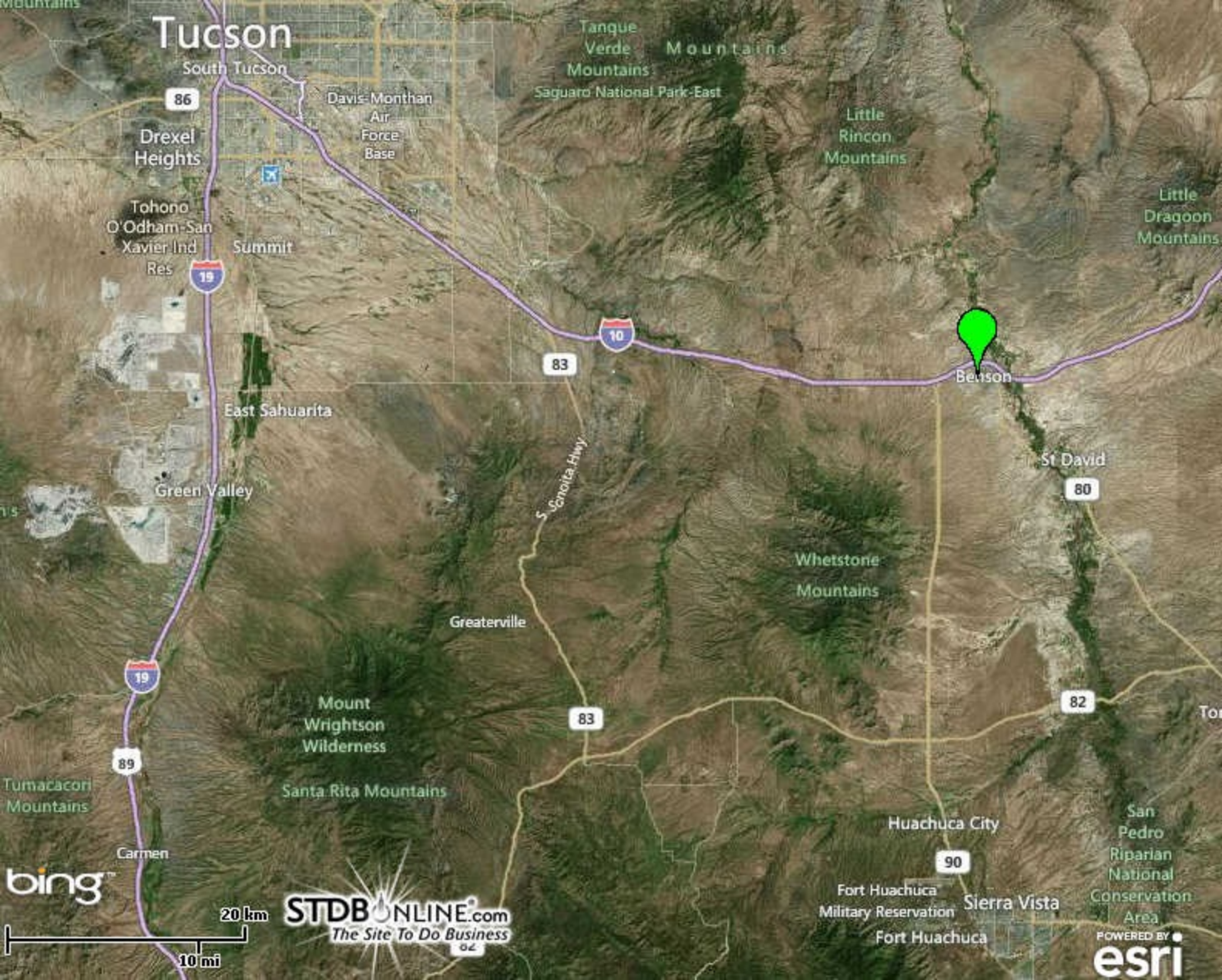
7411 E Tanque Verde Road

Tucson, Arizona 85715

(520) 747-4000 fax (520) 622-5085



The information herein contained has been provided to us from various sources. Although we have no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective customer is advised that all information contained herein should be independently verified. All offerings are subject to prior sales, lease or withdrawal from the market without notice.



Tucson

South Tucson

86

Drexel Heights

Davis-Monthan Air Force Base

Tanque Verde Mountains
Saguaro National Park-East

Little Rincon Mountains

Little Dragoon Mountains

Tohono O'odham-San Xavier Ind Res

Summit

19

10

83

Benson

East Sahuarita

St David

80

Green Valley

S. Sonoita Hwy

Whetstone Mountains

Greaterville

82

Mount Wrightson Wilderness

83

Santa Rita Mountains

Tor

Tumacacori Mountains

89

Huachuca City

San Pedro Riparian National Conservation Area

Carmen

90

Fort Huachuca Military Reservation

Sierra Vista

Fort Huachuca

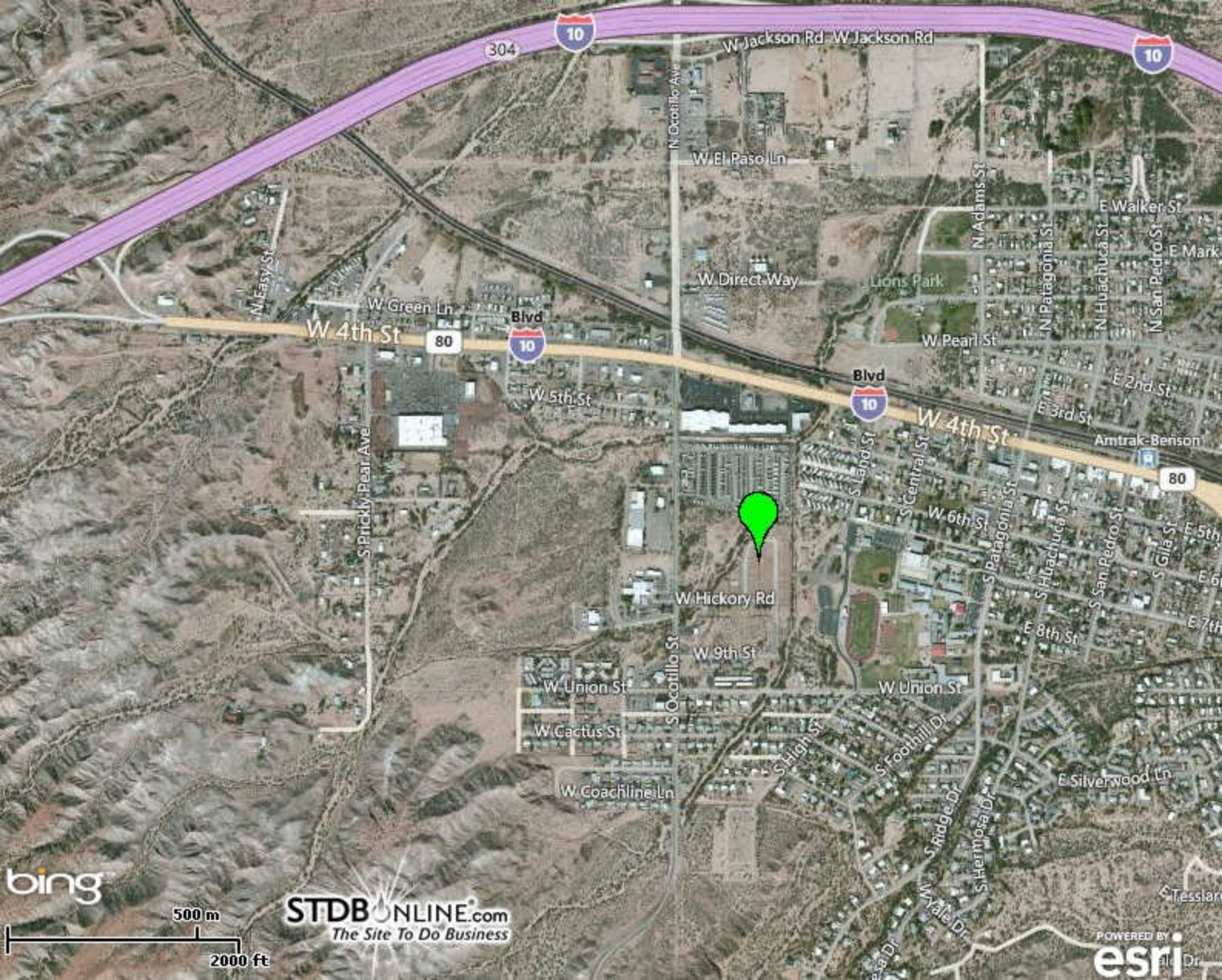
bing

20 km

STDB ONLINE.com
The Site To Do Business

10 mi

POWERED BY
esri



304



W Jackson Rd - W Jackson Rd

W El Paso Ln

W Direct Way

Lions Park

W 4th St

80



W 5th St



W 4th St

80



W Hickory Rd

W 9th St

W Union St

W Cactus St

W Coachline Ln

W Union St

E Silverwood Ln

bing

500 m

2000 ft

STDB ONLINE.com
The Site To Do Business

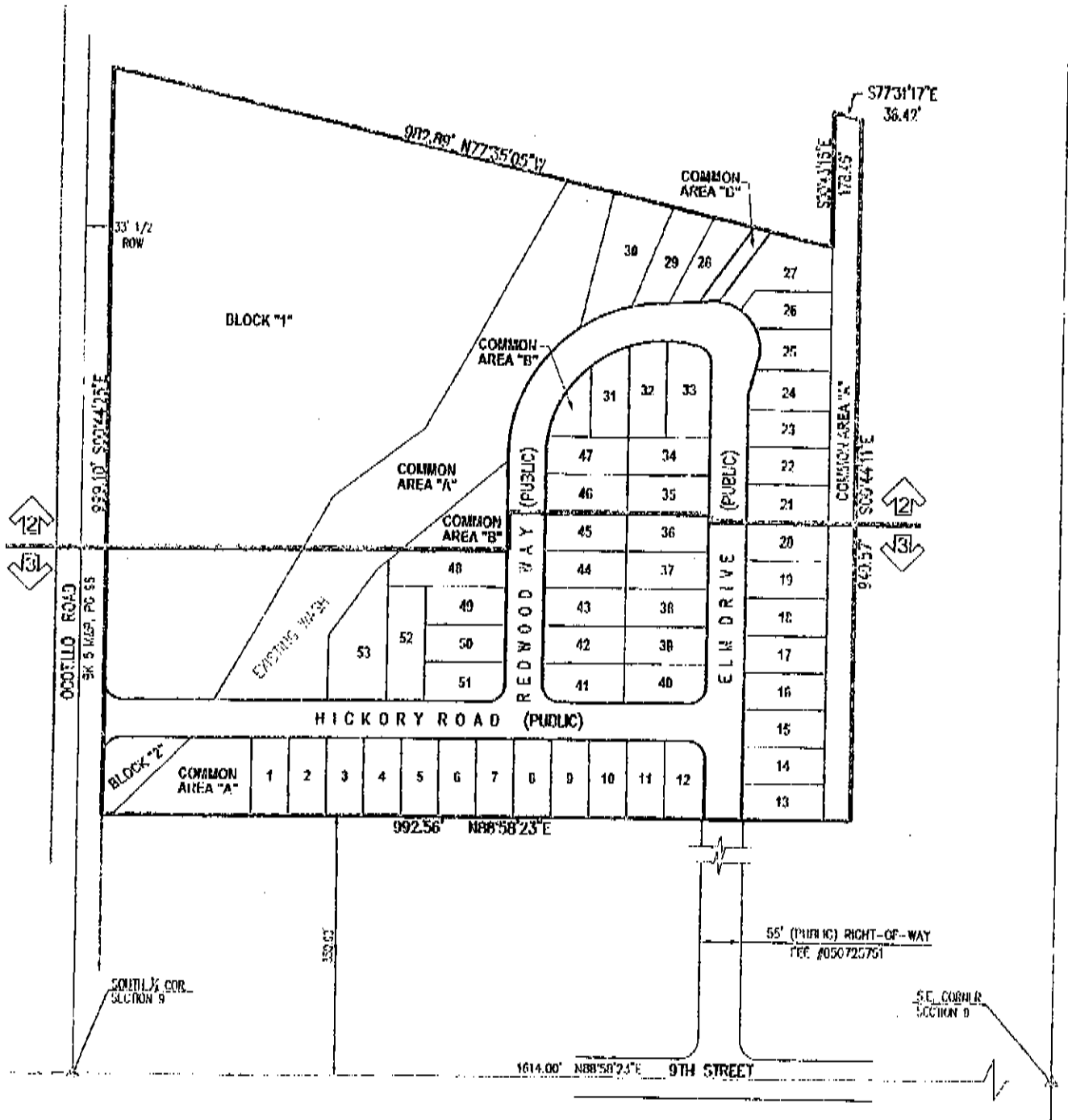
POWERED BY



FINAL PLAT

WATER CREST

LOTS 1 THRU 53, BLOCK 1, AND BLOCK 2
COMMON AREA "A" (DRAINAGE & NATURAL OPEN SPACE)
COMMON AREA "B" (LANDSCAPE AND RECREATION AREA)
(ALL STREETS ARE PUBLIC)



Water Crest subdivision: Lot Inventory

Lot #	Lot Dimensions	Square Footage
1	50' x 108'	5,400
6	50' x 108'	5,400
7	50' x 108'	5,400
8	50' x 108'	5,400
9	50' x 108'	5,400
13	50' x 108'	5,440
14	50' x 108'	5,400
15	50' x 108'	5,400
16	50' x 108'	5,400
17	50' x 108'	5,400
18	50' x 108'	5,400
19	50' x 108'	5,400
20	50' x 108'	5,400
21	50' x 108'	5,400
22	50' x 108'	5,400
23	50' x 108'	5,400
24	55' x 108'	5,801
25	55' x 99'	5,280
26	50' x 101'	5,482
27	Irregular	8,691
28	55' x 129'	5,379
29	55' x 143'	6,569
30	81' x 185'	11,110
31	50' x 124'	5,645
32	50' x 131'	6,468
33	58' x 131'	7,484
34	50' x 108'	5,400
35	50' x 108'	5,400
36	50' x 108'	5,400
37	50' x 108'	5,400
38	50' x 108'	5,400
39	50' x 108'	5,399
40	53' x 108'	5,612
41	53' x 108'	5,609
42	50' x 108'	5,400
43	50' x 108'	5,400
44	50' x 108'	5,400
45	50' x 108'	5,400
46	50' x 108'	5,400
47	50' x 108'	5,400
48	50' x 158'	7,765
49	50' x 108'	5,400
50	50' x 108'	5,400
51	50' x 108'	5,400
52	50' x 153'	7,650
53	Irregular	11,071

Average 5,936