

# Interstate Land for Sale

**LOCATION:**

Interstate -10 at J-6 Ranch Road, Exit #297  
Southeast Corner of Intersection

**TRAFFIC VOLUME:**

29,000 vehicles per day on Interstate 10

**LOT SIZE:**

30 Acres

**ZONING:**

Cochise RU-4

**TAX INFO:**

Parcel #124-14-001

**PRICE:**

~~\$1,900,000.00~~ **REDUCED PRICE!** \$1,500,000.00

**SELLER'S TERMS:**

Owner may consider dividing property  
Owner may consider financing

**PROPERTY:**

Property is located on the eastbound side of Interstate-10 about 11 miles west of Benson and 18 miles from Tucson City Limits. It has bi-directional access and visibility. On the north side of intersection is a small 24hr gas and convenience store, a ranch feed & supply, and most importantly, Bobbie Joe's Irish Pub. Two wells on property (AZ Dept of Water Resources No. 55-636193 & 55-650154), Electric Power, AT&T to property. Survey and or plat available upon request to broker.



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## TRIDENT COMMERCIAL

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