

# Interstate Land for Sale

**LOCATION:**

Interstate 10 at State Route 90, Exit #302, East of and adjacent to Comfort Inn on the southwest corner of intersection

**TRAFFIC VOLUME:**

I-10 - 29,000 vehicles per day; Route 90 - 11,000 vehicles per day

**LOT SIZE:**

68 acres

**ZONING:**

Cochise County — RU-4 Planned commercial per records

**LAND INFO:**

Parcels 124-01-010/G and 124-01-010/R,  
plus abandoned Railroad Right of Way available (see agent)

**PRICE:**

~~\$3,000,000~~ **REDUCED PRICE! \$2,400,000** Seller may consider terms

**PROPERTY:**

Just west of the off ramp (exit 303) into Benson. A lot of commerce already at this intersection; in addition to Comfort Inn there is a McDonald's, KFC, Taco Bell, Shell Station, Love's Interstate Travel Center and Motel 6. State Route 90 is the main connector between the Tucson metro area and Fort Huachuca (Huachuca City) and Sierra Vista. Electric power on property, Well on property, Southwest Gas northeast property line. Access is by W. Titan Dr.



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