

# 3894 E BENSON HIGHWAY

TUCSON, AZ



For Sale | Land in Opportunity Zone

WE ARE  
THE CENTER  
OF RETAIL



Mercado  
Carniceria  
Mi Ranchito

Drexel Rd

Alvernon Rd

Benson Hwy

Super  
Carniceria  
El Rodeo

SUBJECT

Gallego  
Intermediate  
Fine Arts Magnet  
School  
913 Students,  
40 Faculty

LGI Homes  
143 Residential Lots  
Under Construction



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## LAND SIZE

68,000 SF

## SALE PRICE

\$490,000

## ZONING

MU

## COMMENTS

- Southwest corner of Benson Highway and Alvernon
- Eight mobile homes on a month-to-month lease
- Located at a signalized intersection
- located ±1 mile from Interstate 10
- Commercial corner with frontage on three sides
- Close to Tucson International Airport and Davis Monthan Air Force Base
- LGI Homes, K.B. Homes, and D.R. Horton have subdivisions under construction close to the subject property
- Benson Highway 8,438 VPD (2021), Alvernon Way 21,928 VPD (2021)



## NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	12,233	\$50,850	2,949	\$83.79 M
3 Miles	49,547	\$61,206	36,732	\$374.56 M
5 Miles	160,999	\$56,329	74,954	\$1.23 B

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