



LAND FOR SALE OR BUILD TO SUIT



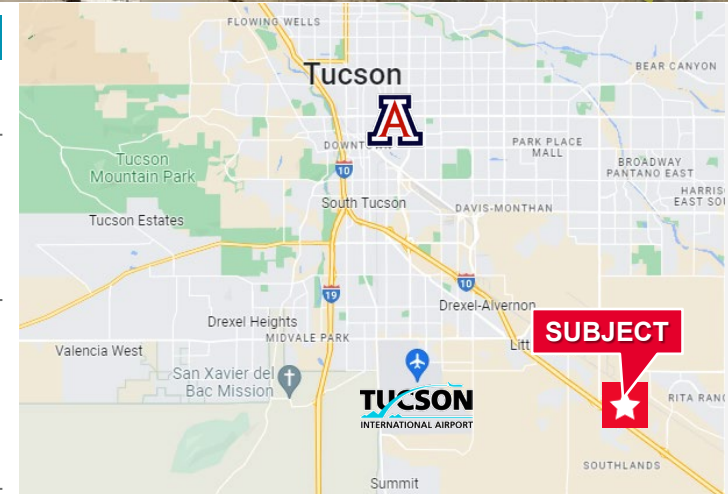
5± Acres (Divisible)
Sale Price: \$5.50/SF

Property Highlights

- Extensive Interstate 10 frontage/identity
- Excellent trade growth area
- Traffic count of 59,101 vehicles per day on Interstate 10 (2022)
- Located within close proximity to the Houghton Town Center regional retail development (Home Depot, Walmart, numerous restaurants, etc.)
- **Note: 7800 E Benson Highway is a reference address only (not an existing legal address)*

Property Details

Available	5± Acres (Divisible to 1± Acre Parcels)
Tax Parcels	141-24-0100 141-24-0110 141-24-0120 141-24-0130 141-24-0140
Zoning	GR-1 (several commercial use categories reportedly possible via a Conditional Use Permit). Owner will also consider accommodating formal rezoning contingencies/timelines.



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Available Lots



Aerial

