

FOR SALE OR BUILD TO SUIT

7800 E Benson Highway (EB I-10 Frontage Road)*
Tucson, Arizona 85756



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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Paul Hooker, SIOR



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Available Lots





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Aerial

