

INDUSTRIAL LAND SOUTH OF BENSON

BENSON, AZ 85602

FOR SALE



OFFERING SUMMARY

Sale Price:	\$150,000
Land Area	35.86 Acres
Price / Acre	\$4601
APN:	124-16-008
Zoning:	I-1 Light Industrial

PROPERTY OVERVIEW

Offering a 35.86-acre land parcel located in South Benson, Arizona, on the east side of Highway 80! Highway 80 provides northerly access to Interstate 10 and southerly access to St. David, Tombstone, Bisbee, and Douglas. Located about 1.75 miles south of the 4th Street interchange and Benson central business district. The area surrounding this property is predominantly rural in character, with large tracts of vacant land as well as mobile home parks located north and west of the subject. The property is zoned I-1, Light Industrial which provides a significant opportunity for a variety of uses.

PROPERTY HIGHLIGHTS

- I-1 Light Industrial Zoning
- 35.86 Acres
- Frontage along Hwy 80
- Quick Access to I-10

BETH JO ZEITZER

602.319.1326
bjz@roiproperties.com

JASON BUTLER

602.390.0361
jbutler@roiproperties.com

BLAKE MALLERY

480.273.0718
bmallery@roiproperties.com

R.O.I. PROPERTIES

5090 N 40th St | Suite 190 | ,
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com



AERIAL PHOTO

BENSON, AZ 85602

FOR SALE



BETH JO ZEITZER

602.319.1326
bjz@roiproperties.com

JASON BUTLER

602.390.0361
jbutler@roiproperties.com

BLAKE MALLERY

480.273.0718
bmallery@roiproperties.com

R.O.I. PROPERTIES

5090 N 40th St | Suite 190 | ,
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com

2024 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.



LOCATED CLOSE TO MAJOR CITIES

BENSON, AZ 85602

FOR SALE



BETH JO ZEITZER

602.319.1326
bjz@roiproperties.com

JASON BUTLER

602.390.0361
jbutler@roiproperties.com

BLAKE MALLERY

480.273.0718
bmallery@roiproperties.com

R.O.I. PROPERTIES

5090 N 40th St | Suite 190 |
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com



LOCATION MAPS

BENSON, AZ 85602

FOR SALE



Map data ©2024 Google, INEGI

BETH JO ZEITZER

602.319.1326

bjz@roiproperties.com

JASON BUTLER

602.390.0361

jbutler@roiproperties.com

BLAKE MALLERY

480.273.0718

bmallery@roiproperties.com

R.O.I. PROPERTIES

5090 N 40th St | Suite 190 |
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com



2024 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

BENSON DEMOGRAPHICS

BENSON, AZ 85602

FOR SALE

DEMOGRAPHIC SUMMARY

Benson City, AZ
Geography: Place

KEY FACTS

5,486

Population



2,575

Households

54.6

Median Age

\$30,264

Median Disposable Income

EDUCATION

12%

No High School Diploma



32%

High School Graduate



42%

Some College



14%

Bachelor's/Grad/Prof Degree

INCOME



\$34,954

Median Household Income



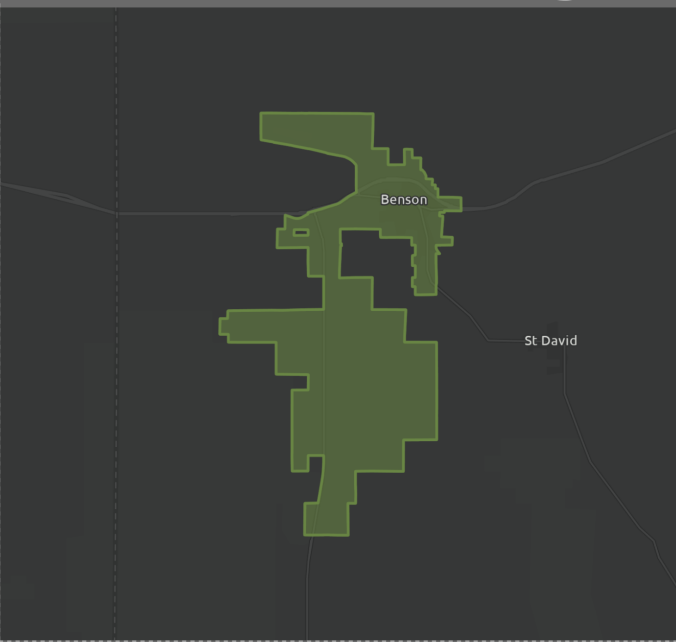
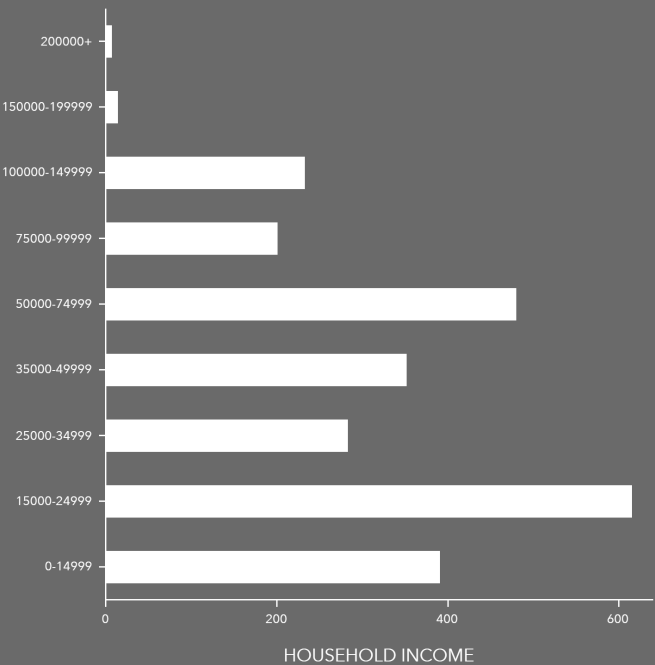
\$21,470

Per Capita Income



\$72,077

Median Net Worth



EMPLOYMENT



White Collar

65%



Blue Collar

17%



Services

18%

15.7%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

© 2021 Esri

BETH JO ZEITZER

602.319.1326

bjz@roiproperties.com

JASON BUTLER

602.390.0361

jbutler@roiproperties.com

BLAKE MALLERY

480.273.0718

bmallery@roiproperties.com

R.O.I. PROPERTIES

5090 N 40th St | Suite 190 | ,
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com



2024 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.