



**THE HEARON COMPANY
ASHLAND GROUP**

**+/- 50,000 SQ. FT.
Commercial raw land
2190 E. Benson Highway
(a.k.a. Kino Parkway)**

THE HEARON COMPANY
ASHLAND GROUP, L.L.C.

Commercial Real Estate Services
River Plaza 1050 East River Road, Suite 300, Tucson, Arizona 85718-5736 (520) 293-9000

The information contained herein has been received and/or developed from sources we deem reliable. However, the accuracy hereof cannot be guaranteed. (ALL INFORMATION AND FACTS SHOULD BE PERSONALLY VERIFIED BY POTENTIAL PURCHASERS)

LOCATION: Raw land at 2190 E. Benson Highway (between Campbell & Tucson Blvd. in route to the Tucson International Airport). Benson Highway is also known as Kino Blvd. in that area.

SIZE: Approx. 50,000 square feet. The piece has about 200 of frontage on Benson Highway and approximately 275 feet of depth.

TAX PARCEL: 132-19-015A

LEASE: Submit

PRICE: Prefer Land Lease. Lease will be based on a value of \$5.50 a sf for the land.

TERMS: Submit

ZONING: C-2

UTILITIES: This property has all utilities for immediate development.

Comments: This subject property is located on Benson Highway. It is in close proximity to the Tucson International Airport, I-10 and the Center of Tucson. The property is ready for immediate development. The property has easy access with good median cuts and curb cuts off this portion of the Kino Parkway (a limited access highway that is the "Gateway to Tucson").

The immediate area to the south of this land has recently been developed as a grocery anchored shopping center. Also, all three corners of Campbell Ave. and Irvington (just to south of the subject property) are grocery anchored shopping centers. Across the highway is a recently platted > 700 lot housing subdivision. KB KE&G, DR Horton and other homebuilders are or have recently built thousands of new homes in the area.

Owner will lease this land.
This area is growing fast !!

2190 E. Benson Highway

