



# Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

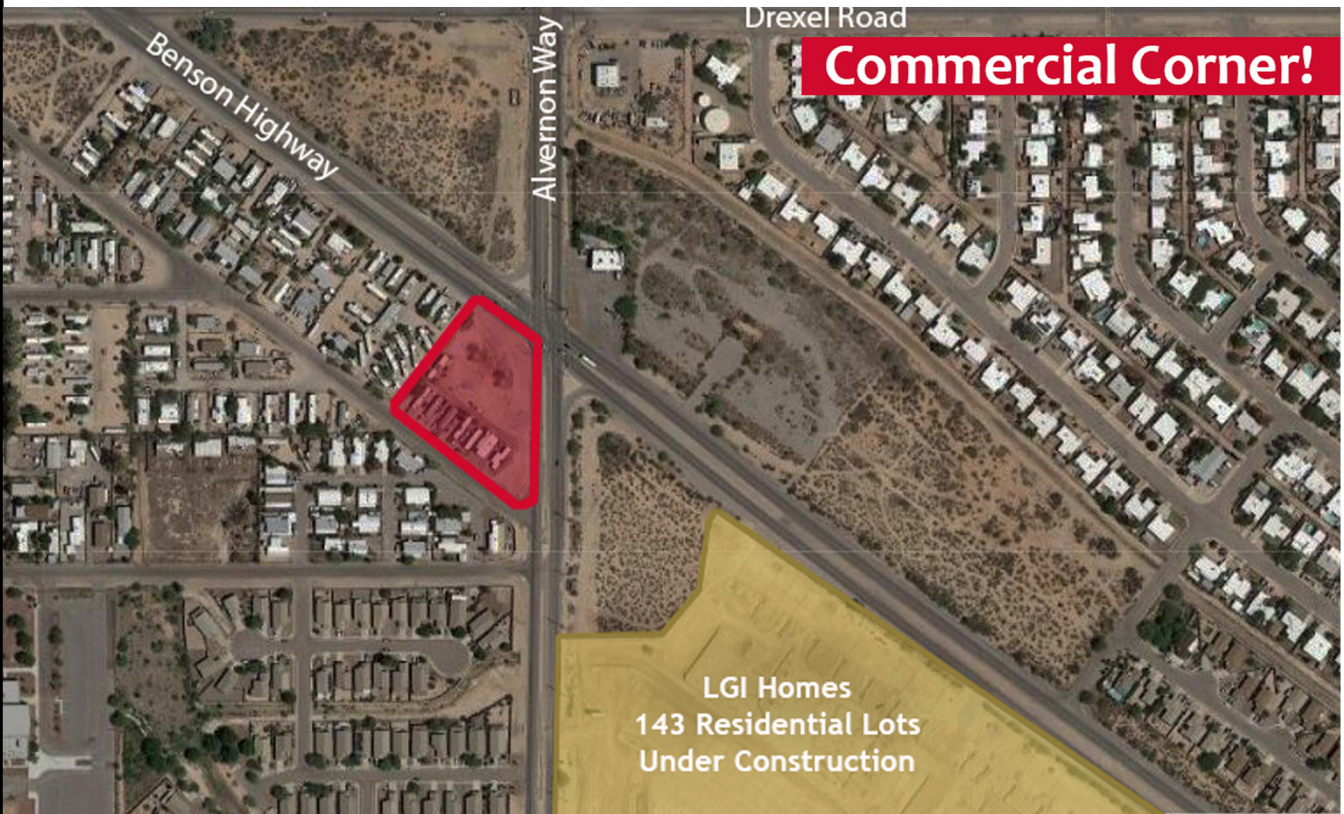
333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

[www.tucsonrealty.com](http://www.tucsonrealty.com)

FOR SALE



## 3894 E. Benson Hwy, Tucson, AZ

- Southwest corner of Benson Highway and Alvernon Way
- Site is at a signalized intersection
- (8) Mobile homes on a month to month lease on perimeter of property.
- Billboard, annual income is approx. \$3,000.00.
- Three major homebuilders: LGI Homes, K.B. Homes and D.R. Horton, all have subdivisions under construction in close proximity to the Subject Property.

**Sale Price:**  
**\$600,000**  
 (\$8.82 PSF)

|                  |                                  |
|------------------|----------------------------------|
| Land Size:       | 68,000± SF                       |
| Parcel #:        | 140-30-013A                      |
| Zoned:           | MU                               |
| Traffic Counts*: | Alvernon Way - 20,019 VPD (2018) |

| Demographics*               | 1-Mile   | 3-Mile   | 5-Mile   |
|-----------------------------|----------|----------|----------|
| Est. Pop. (2019):           | 12,048   | 45,897   | 163,135  |
| Est. Avg. HH Income (2019): | \$31,901 | \$33,352 | \$35,229 |

\*Source - CoStar

Exclusively Represented by:  
**Tucson Realty & Trust Co.**

**Pat Darcy**

Retail Division Head

Office 520-618-5324

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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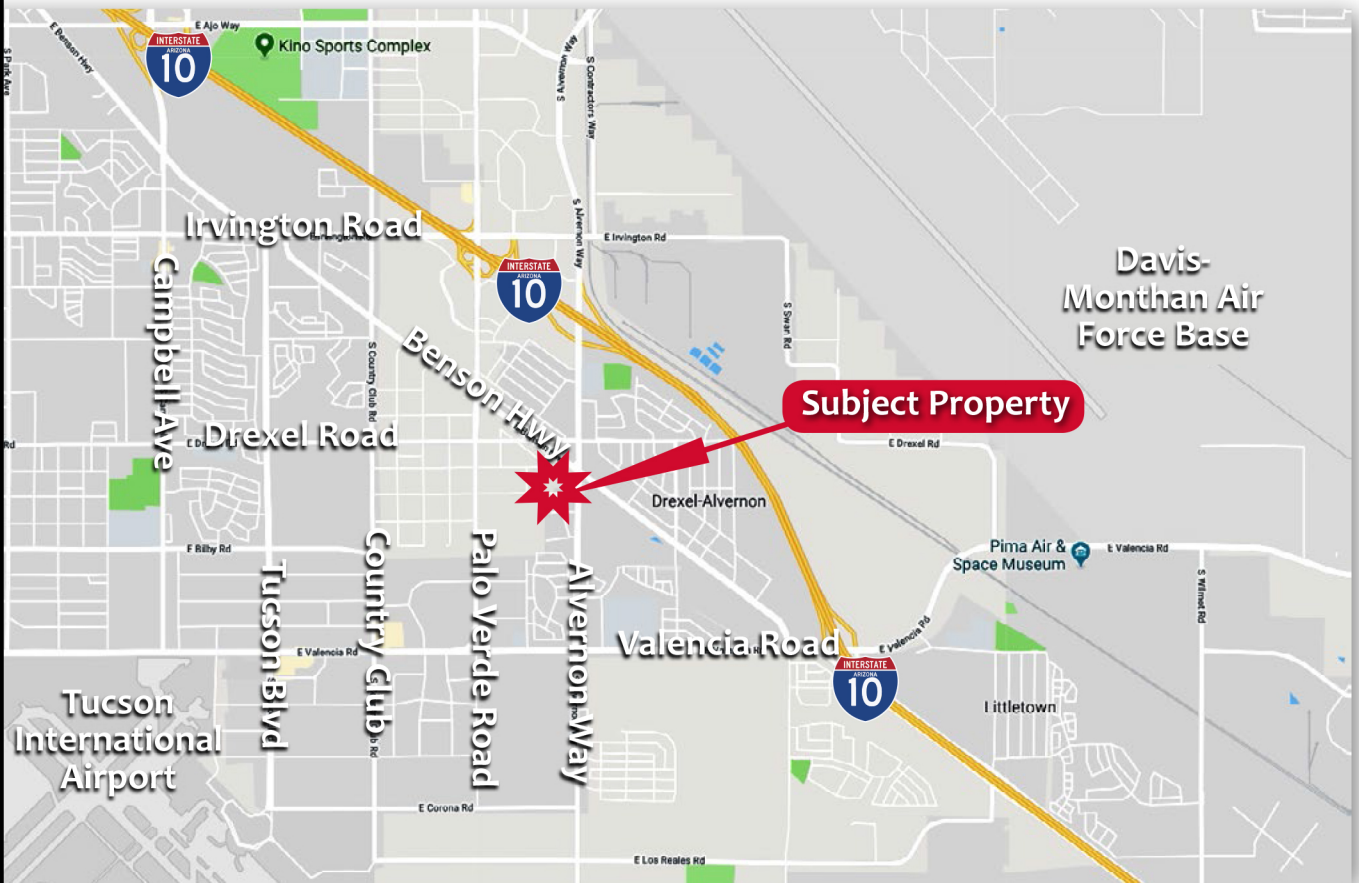
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