



STRATEGIC AND SCENIC LOCATION

Cochise Vista is comprehensively planned, mixed use development located approximately 25 minutes east of Rita Ranch, approximately 50 minutes from Tucson International Airport, and just south of Interstate 10 on Highway 90, within the Benson City limits. It provides easy access to Tucson's high tech corridor, downtown, and other centers of employment as well as the growing Cochise County markets. It offers scenic views over the San Pedro Valley, and is ideally situated for a commuter or retirement community. Its' commercial properties offer high visibility and enjoy strong traffic flows along Highway 90 and nearby I -10.

It is also adjacent to the Villages at Vigneto. A new master planned community proposed for Benson, Arizona consisting of 28,000 new houses to be built over a 20-year period. The first round of homes should be available in late 2018 or early 2019. The Villages at Vigneto will offer 18-hole golf course, community park and recreation center, neighborhood parks, "pocket" parks, community splash pad, nature trails, and so much more! This community will offer lower living density than other planned communities and better use of natural resources. With views of the Dragoon Mountains and the San Pedro River, this community will truly be a unique development.

PROPERTY DESCRIPTION

Cochise Vista's master planned community is ready with water, sewer, electricity, gas and telephone service. It consists of approximately

- **52 acres of commercial (retail and office use)**
- **171 acres of business park/R&D parcels.**

Pricing begins at \$1.50 / Sq. Ft

A police and fire station widely recognized as one of the best and most responsive in southeastern Arizona resides in Benson. Adults can take advantage of the classes offered at the Cochise Community College, which lies in the heart of Cochise Vista, and can send their children to the first rate schools in the Benson Unified School District.

UTILITY SERVICES

The properties offered for sale within this mastered planned community have the following utilities amenities available to the site.

Water	8" main stubbed out at the property. (City of Benson)
Sewer	12" main stubbed out at property line. (City of Benson)
Electricity	25 KV overhead power on the east side of property line. (Sulfur Springs Valley Electric Coop)
Gas	Southwest Gas will provide a 2" gas main to property line. Current gas main is to the adjoining property RV Park.
Telephone	CenturyLink service exists to adjoining RV Park east of property.

RETAIL SERVICES

All located within ¾ miles of Cochise Vista are McDonald's, KFC/Taco Bell, Shell/Subway, Comfort Inn, Motel 6, Love's Travel Stop, and Cochise College Benson Center.

TRAFFIC FLOW

I-10 exit 302, just ¾ mile to the north of the property, has 28,567 cars per day as said by the ADOT 2014 report. In addition, the traffic flows along Highway 90 at the site is approximately 9,500 cars per day according to a Cochise College Arizona, Inc. study conducted in 2015.

CULTURE

Once the home to Native American tribes, and later the Spanish colonists, Benson is now home to Cochise Vista and a growing community. Located in a moderate desert climate, this culturally rich historical society includes a new Public Library and an Art Gallery. In nearby Dragoon, the Amerind Foundation attracts visitors all around the nation to show off the land's remains of beautiful Indian artifacts. Twenty-eight miles to the south is the antique city of Tombstone, an old silver mining town full of history. Each month this city celebrates notable events and people from its past, such as Wyatt Earp, with activities ranging from a chili cook-off, to a Vigilante's fashion show, to a gunfight re-enactment.

RECREATION

There are many outdoor recreational facilities to take advantage of in the Benson area. This includes softball, football and soccer fields; a running track; tennis court; Olympic sized swimming pool and a bowling alley. Under construction, located within two miles northeast of Cochise Vista is the championship 18-hole San Pedro Golf Course. Nearby are the Coronado National Forest, the San Pedro Riparian National Conservation Area (for hiking, camping and picnicking), and the mysterious Kartchner Caverns. Sixty thousand people each year are drawn to Cochise County to participate in bird watching. This area is well known for the vast array of unusual birds that make their homes here.

BENSON TRADE AREA

The "Greater Benson market area" (including Benson, Mescal, J-6, Pomerene, St. David and Dragoon) consists of approximately 22,000 people. Within 35 miles to the south is Sierra Vista with a population approaching 41,000. Thirty-five miles to the west is the Tucson Metropolitan area with a projected population of over 1 million in 2015. Over the past 10 years, this trade area has established itself as a viable bedroom community for the Tucson and Sierra Vista markets.



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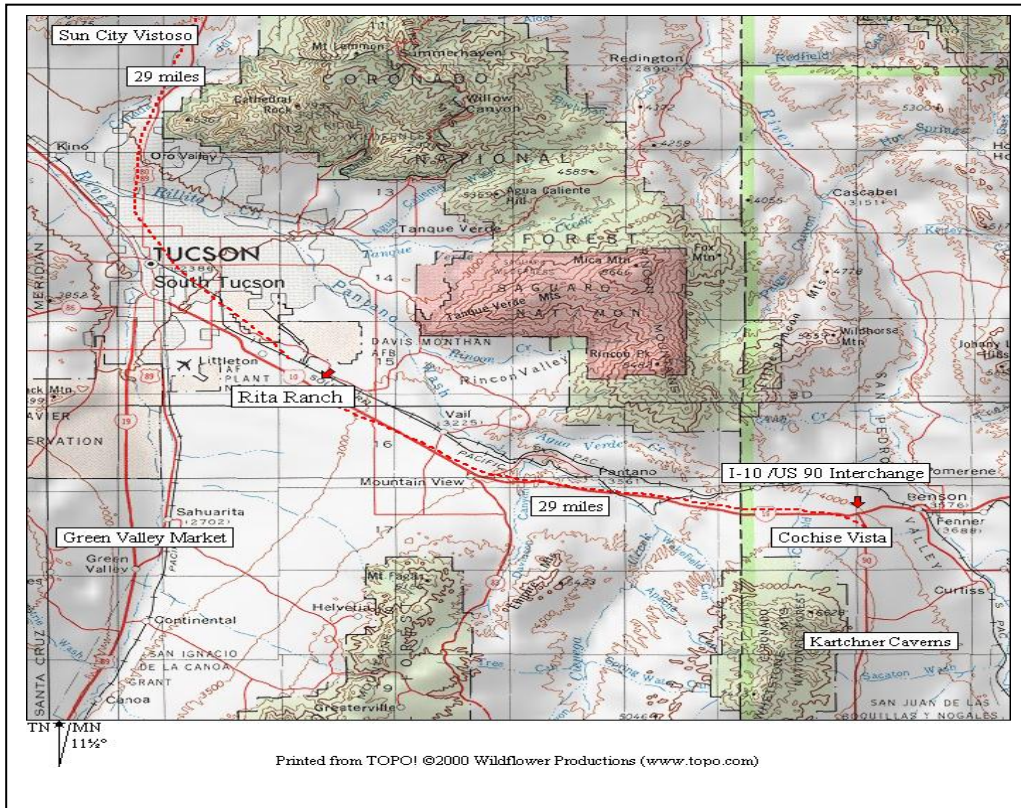
I-10/SR 90

An aerial photograph of a desert landscape. A yellow-outlined polygon marks a 'Subject Property' located between a residential area on the left and a road on the right. To the north of the property is a 'McDonald's' restaurant. To the east is 'Cochise College'. A major road, 'I-10/SR 90', runs vertically through the center-right of the image. Arrows point from the text labels to their respective locations on the map.

McDonald's

Subject Property

Cochise College



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.