

Available

CBRE

Land for Sale - 4 Parcels

Yuma, AZ 85365



Prime Industrial Area



Property Description

4 YUMA AGRICULTURAL PARCELS

Parcel	697-43-001	Total Land Area	±17.13 AC	Zoning	RA-10
Parcel	724-09-003	Total Land Area	±19.50 AC	Zoning	LI
Parcel	724-10-001	Total Land Area	±40.00 AC	Zoning	RA-10
Parcel	724-11-001	Total Land Area	±10.00 AC	Zoning	RA-10
Total Land Area	±86.63 AC	Zoning Definiitons	Yuma Zoning Ordinance		

CALL FOR PRICING

Highlights



4 Parcels Totaling up to ±86.63 Acres for Prime Industrial Development



Traffic Counts:
 • **Avenue 4E: ±4,480 VPD**
 • **Avenue 3E: ±19,000 VPD**
 • **County 12 ½ St: ±3,900 VPD**



Major Industrial Activity: The area is experiencing notable industrial growth.



Best Suited for Light Industrial

Demographics

Demographic Comprehensive	±1 Mile	±3 Miles	±5 Miles
2025 Population - Current Year Estimate	1,750	18,060	56,444
2030 Population - Five Year Projection	1,771	18,751	59,021
2025 Households - Current Year Estimate	324	6,278	20,841
2030 Households - Five Year Projection	332	6,556	21,917
2025 Average Household Income	\$73,443	\$92,047	\$82,790
2030 Average Household Income	\$81,229	\$101,198	\$91,911
2025 Daytime Population	3,971	26,143	80,810

Source: ESRI

Aerial



Yuma

Yuma, Arizona, boasts a dynamic industrial climate characterized by its strategic location, a pro-business environment, and a focus on key economic sectors. Positioned at the intersection of Arizona, California, and Mexico, Yuma provides exceptional access to major markets and is equidistant to Phoenix and San Diego, with Los Angeles and Las Vegas just a few hours away via I-8 and SR-195. This advantageous location also makes it part of a binational economic development coalition, 4FrontED, serving a megaregion with a population exceeding 1.5 million and a \$20 billion GDP.

The region's economy is primarily driven by agriculture, the military, and tourism. Yuma County is renowned as the "Winter Lettuce Capital of the World," supplying 90% of the U.S. winter vegetable market and generating nearly \$3.4 billion annually in agricultural products. The military also plays a significant role, with MCAS-Yuma acting as a premier aviation training facility for the U.S. Marine Corps, contributing \$654 million to the local economy each year. Beyond these established pillars, Yuma is actively diversifying into high-growth sectors such as advanced manufacturing, aerospace and defense, and logistics, leveraging its skilled workforce, competitive operating costs, and availability of industrial parks and shovel-ready sites. Efforts by organizations like the Greater Yuma Economic Development Corporation (GYEDC) further promote a supportive business climate through incentives, workforce development, and streamlined permitting.



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