

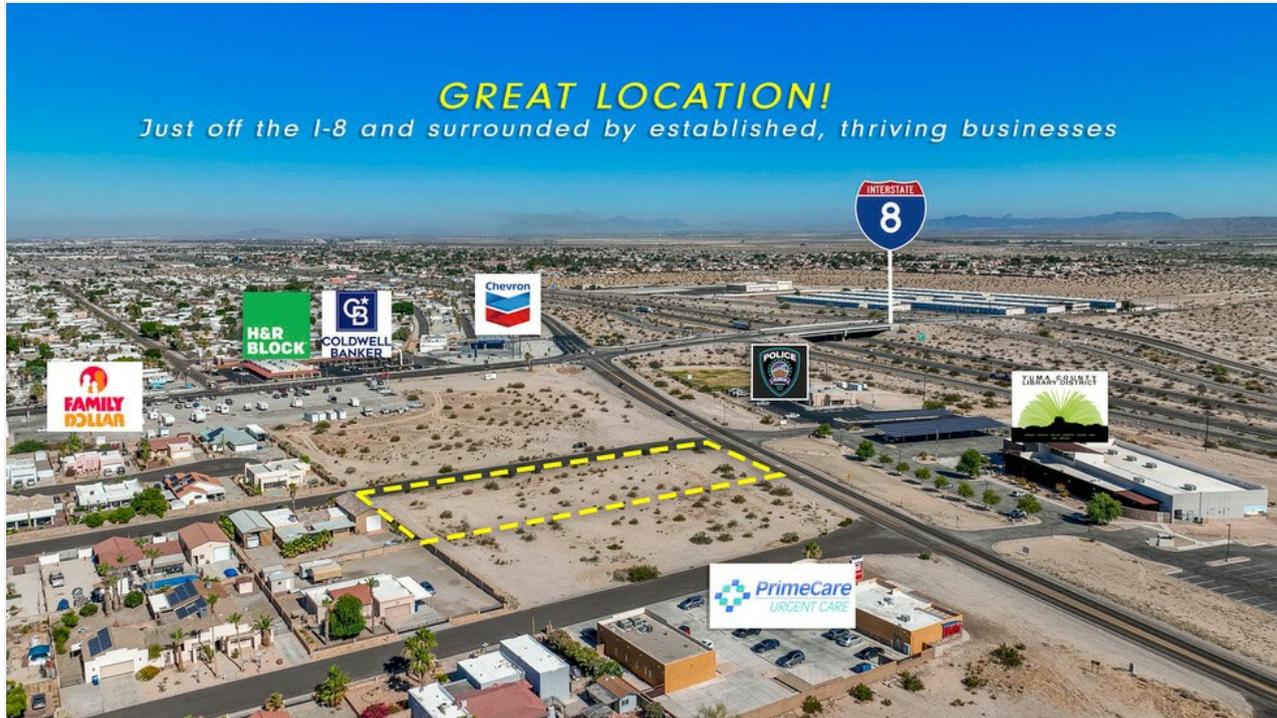
# 13215 South Frontage Rd

13215 South Frontage Rd, Yuma, AZ 85367

Presented by  
AmpleAcre

## GREAT LOCATION!

*Just off the I-8 and surrounded by established, thriving businesses*



**Price: \$700,000**

DESERT FOOTHILLS EST 3 Lot: 2938 Section: 10  
Township: 09S Range: 21W

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Prime I-8 Commercial Land | ±0.90 Acres in Yuma, AZ

- ±0.90 acres of commercially zoned land at the high-visibility I-8 & S. Foothills Blvd interchange.
- Exceptional freeway exposure & direct interstate access from I-8
- High traffic volumes on I-8: Recent Arizona DOT counts show ±28,000+ vehicles per day near S. Foothills Blvd, demonstrating significant regional corridor traffic exposure for passing vehicles (AADT) Arizona Department of Transportation
- Surrounded by traffic-driving anchors: Across from new Chevron Gas Station on S. Foothills blvd, directly across from the Yuma County Sheriff's Office and public library. On other side of the I-8 freeway are two large RV parks - Sundance and Fortuna de Oro.
- Adjacent to urgent care clinic, supporting strong daily activity and service demand
- Level, buildable site ideal for commercial development
- Target uses: Medical office, retail, QSR, professional services, owner-user facility, or long-term hold
- Located in a growing Yuma commercial corridor with strong daytime population and limited commercial land supply

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## Property Photos



image-2



image-3

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## Property Photos



image-4



image-5

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## Property Photos



image-6



image-7

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## Property Photos



image-8



image-9

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## Property Photos



image-11



image

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## Property Photos



Aerial



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