



XXX Old US 8, Yuma, AZ 85356

\$1,200,000

Yuma 140 Acres in Tacna

140 Acres of Vacant Land for Multi Uses



Heather Chase
AZ SA718483000
206.387.2331



Kevin Zellmer
WA 27736
425.213.7880

Listing Added: 01/30/2026
Listing Updated: 01/30/2026



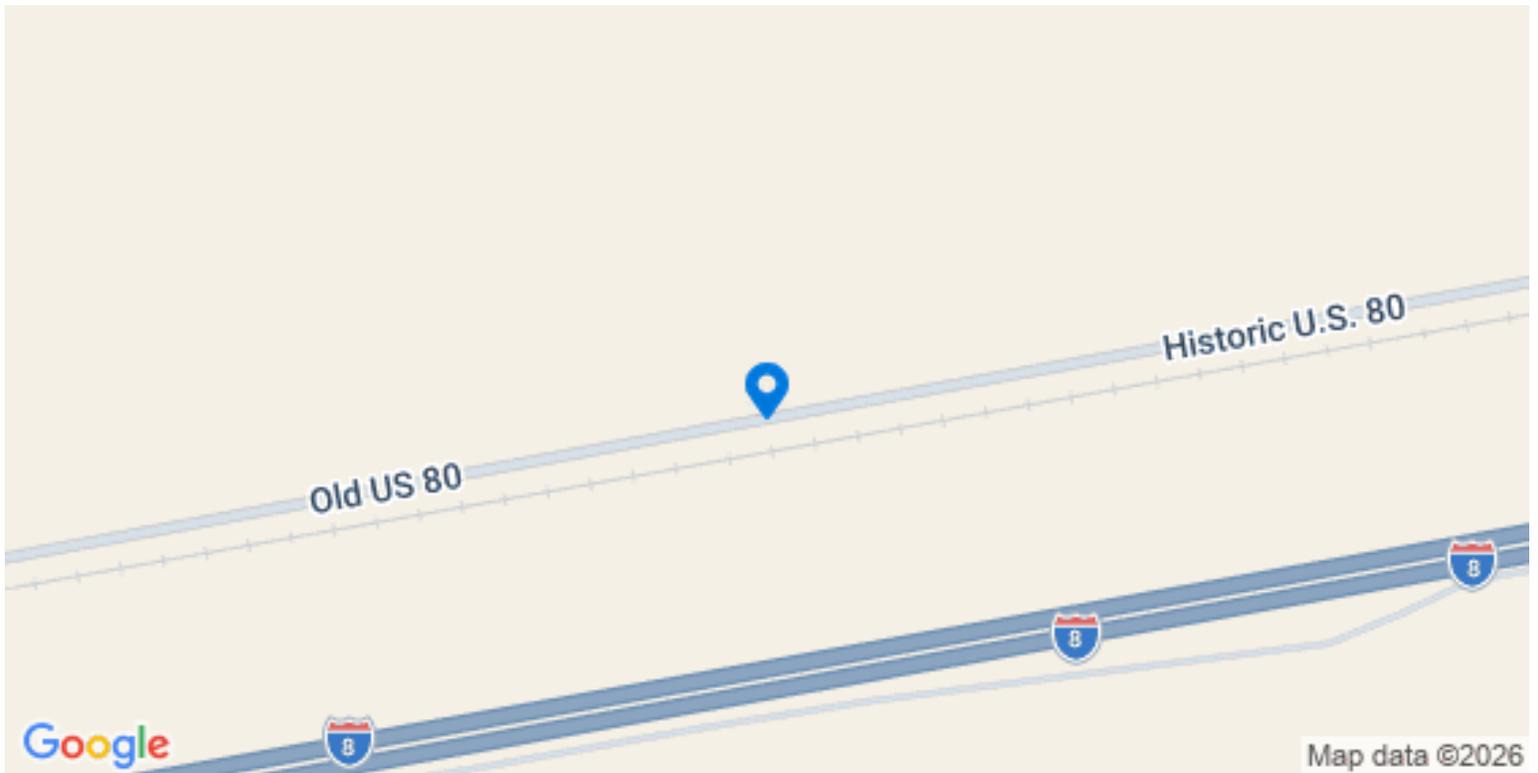
Details

Asking Price	\$1,200,000	Property Type	Industrial, Land, Mixed Use, Special Purpose
Sub Type	Agricultural, Commercial, Industrial	Investment Type	Owner/User
Investment Sub Type	Vacant Land	Cap Rate	0.00%
Pro-Forma Cap Rate	0.00%	NOI	\$0
Pro-Forma NOI	\$0	Lot Size (acres)	140
Price/Acre (Land Value)	\$8,571.42/acre	Broker Co-Op	Yes
APN	188-20-003	Ground Lease	No
Ownership	LLC	Sale Condition	For sale by owner

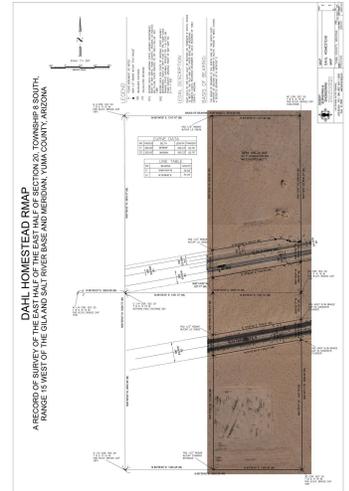
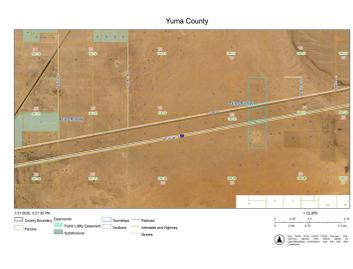
Marketing Description

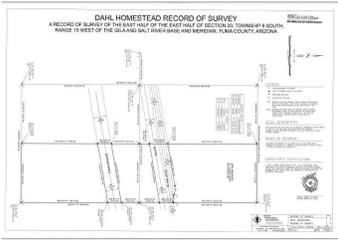
Beautiful 140 acres Homestead in Yuma, Arizona with spanning views of Tacna & Mohawk Mountains to the north. The acreage sprawls across from the north of the Old US 80 and Southern Pacific Railroad and to south of Inetrstate-8. There are 2 nearby landing strips and rail access. Potentially there are many uses for this land which is situated next to a large developing energy plant. Zoning allows for many development options: energy, industrial, manufacturing, distribution, agriculture, training facilities, small residential, and land banking. This property has been passed down through the family for over 125 years. Contact Kevin Zellmer for questions and details.

Location (1 Location)



Property Photos (16 photos)





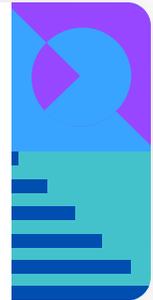
Demographic Insights



Crexi Intelligence provides the contextual data you need

Instantly see critical demographics

Subscribe to see demographic trends including income, age demographics, and more within 1-, 3-, and 5-miles of your property of interest.



1 mile

3 miles

5 miles

Population

1,301

↓ 11% Compared to 1,473 in 2022 ↓ 19% Compared to 1,608 in 2019

