



±22.3 ACRES FOR SALE

Land opportunity near Yuma with pricing at \$1.75/SF

I-8 & AVENUE 29E SEC, WELLTON, AZ 85356

201-08-012

PARCEL NUMBER

\$1,699,000

LISTING PRICE

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PROPERTY HIGHLIGHTS

Land size: ±22.3 AC

APN: 201-08-012

Zoning: AG

Utilities: Water, sewer and electric
Town of Wellton

Southwest Gas

General Plan Designation: Interstate
Commercial

Price: \$1.75/SF (\$1,699,000)

30 MIN

DRIVE TO YUMA INTL' AIRPORT

3 HOUR

DRIVE TO SAN DIEGO, CA OR PHOENIX, AZ

5 HOUR

DRIVE TO LAS VEGAS, NV

55 MILES

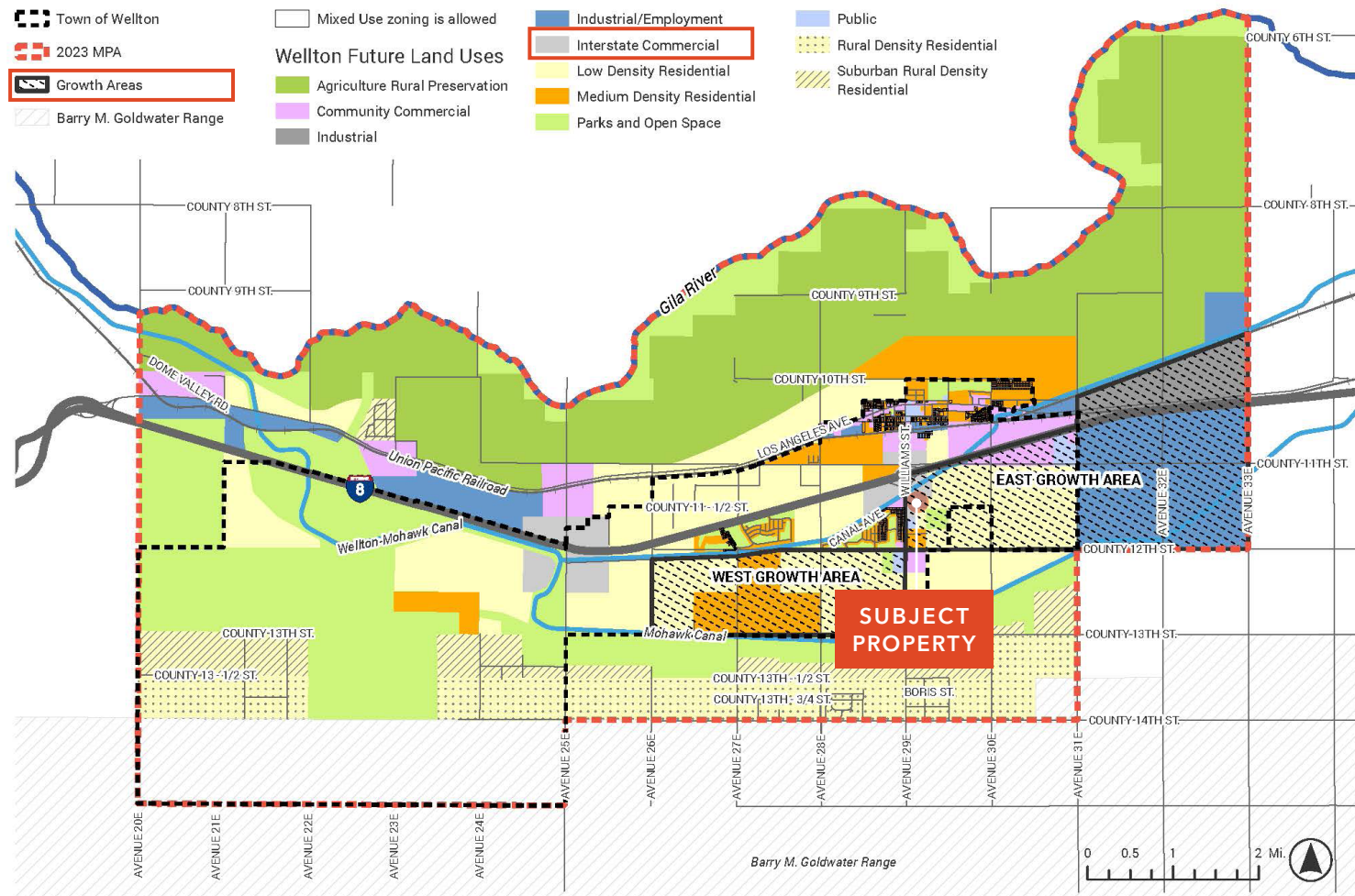
AWAY FROM MEXICO

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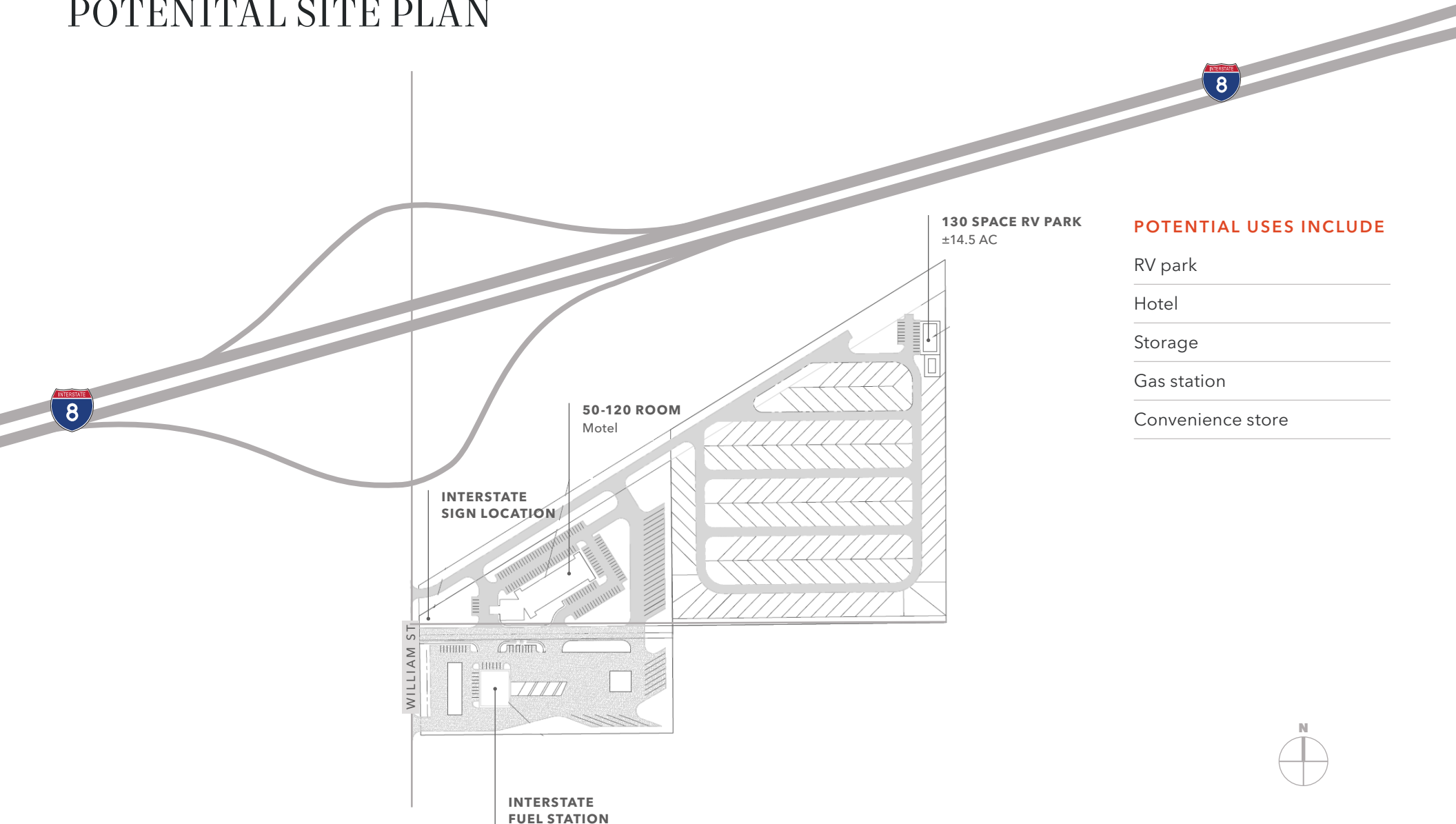
FUTURE LAND USE - WELLTON GENERAL PLAN



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POTENTIAL SITE PLAN



POTENTIAL USES INCLUDE

RV park

Hotel

Storage

Gas station

Convenience store

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