



ARABY ROAD DEVELOPMENT PARCEL

6992 E INTERSTATE 8
YUMA, AZ 85365

Jerry LoCoco, J.D.
Designated Broker/Managing Director
928.277.8211 x102
jerry.lococo@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,460,000
Lot Size:	24.3 Acres
APN:	197-04-041
Zoning:	AG
2021 Taxes	\$9,126.36
Daily Traffic Count	40,114 [Raw Traffic Count, YMPO]

PROPERTY OVERVIEW

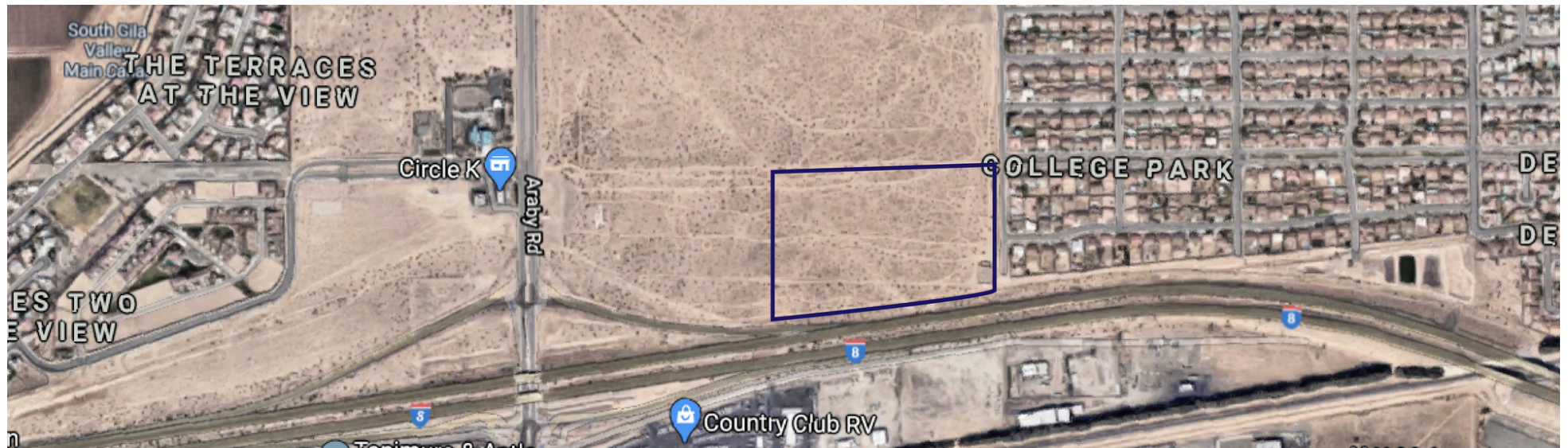
Great land development opportunity consisting of 24.30 acres. Property is zoned AG with possible conditional uses: RA. General Plan: Medium Density Residential. Property is serviced with 1 phase 120/240 V power through Arizona Public Service and other utilities within close proximity.

Property is located on 24th St. and Ave. 7E with a high traffic exposure of 40,114 vehicles per day [Raw Traffic Count, YMPO] from Interstate 8 and Araby Rd. The property is within close proximity to Arizona Western College, Northern Arizona University Yuma Campus, Gila Ridge High School, The Bluffs Gated Community, many other local subdivisions, and Interstate 8.

PROPERTY HIGHLIGHTS

- 24.30 acre development parcel
- Zoned AG
- Interstate 8 exposure

Additional Photos



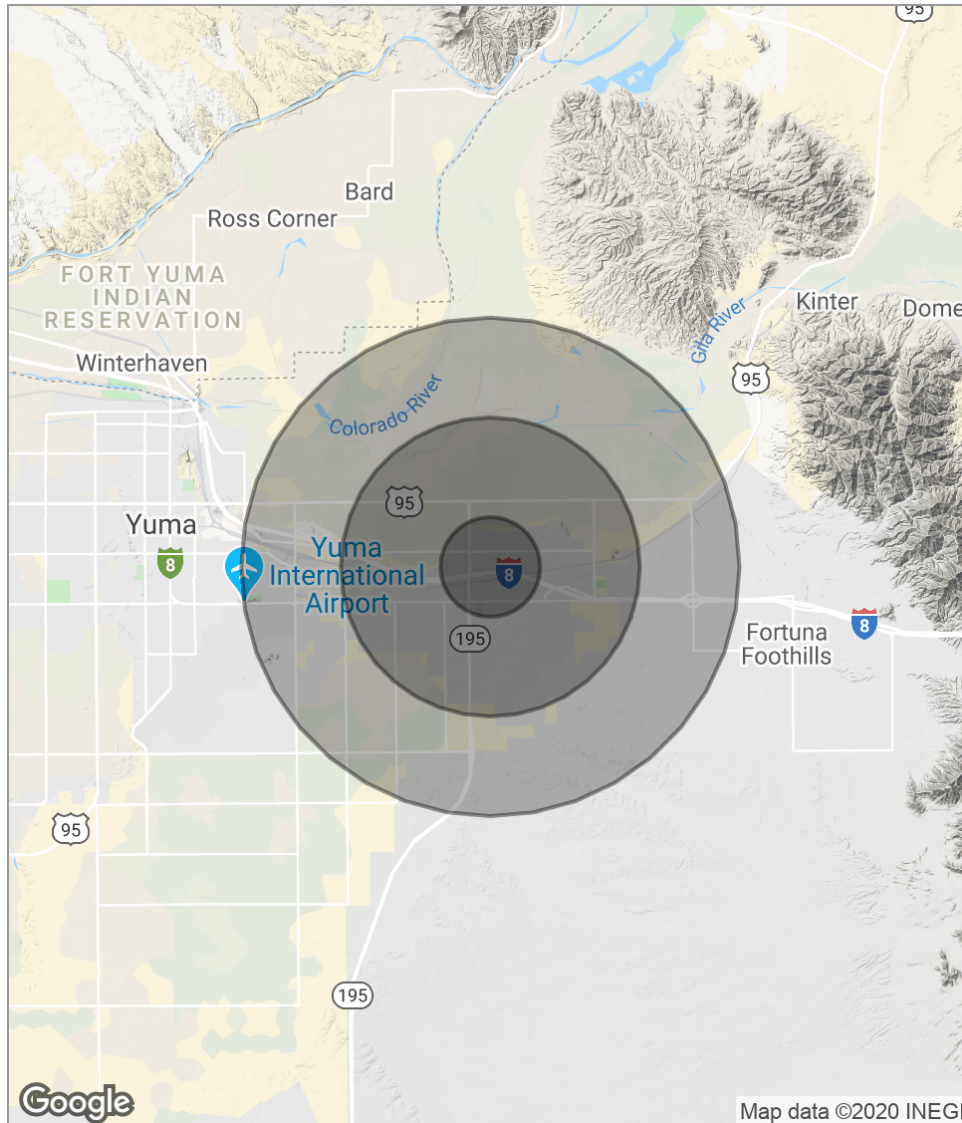
Location Maps



Retailer Map



Demographics Map

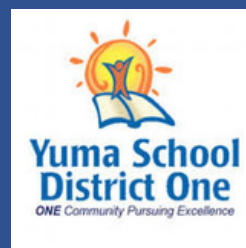


POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,711	60,343	104,012
Median age	27.5	31.7	31.4
Median age [Male]	28.4	30.5	29.9
Median age [Female]	27.2	33.1	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,001	23,524	38,412
# of persons per HH	2.9	2.6	2.7
Average HH income	\$33,007	\$47,449	\$51,687
Average house value	\$147,120	\$164,937	\$179,784

* Demographic data derived from 2010 US Census



Yuma County Top Employers





Why Yuma, AZ?



Agriculture is the leading industry in Yuma County, producing over \$2.5 billion a year, making Yuma County the Winter Vegetable Capitol of the world.

The United States Government is the top employer in Yuma County, with Marine Corps Air Station Yuma and the Yuma Proving Grounds being the number 1 and 2 employers within the county.

Tourism is the third largest contributor to the economy in Yuma County. Within close proximity to Mexico, tourists spend an estimated \$2.2 billion a year on entertainment, food, and clothing within Yuma County. During winter months, the county doubles in size with winter visitors temporarily relocating to the city. Yuma County's location gives companies an advantage of doing business in Southern California without "being in" Southern California.

Advisor Biography



JERRY LOCOCO, J.D.

Designated Broker/Managing Director

jerry.lococo@svn.com

Direct: 928.277.8211 x102 | **Cell:** 928.919.6544

PROFESSIONAL BACKGROUND

Jerry LoCoco is a commercial real estate professional who specializes in investment property, industrial, and office leasing and sales based in Yuma, AZ.

Jerry is an almost-Yuma- native, having moved to Yuma when he was 5 years old. Jerry studied at Arizona State University, majoring in Housing and Urban Development and then went on to obtain his Juris Doctor degree from the James E. Rogers College of Law at the University of Arizona. Jerry is a SIOR Designee.

His experience and passion to improve the local community is evident in his background – having over twenty years experience developing a multi-million dollar commercial construction and residential land development company. Jerry has a passion helping investors and business owners achieve their investment and business objectives and he offers a skill set unique to the Commercial Real Estate industry. He has an excitement for marketing and loves identifying inefficiencies and opportunities in the industry.

His primary goal is to create value for the investors and owners that he works with while also striving to improve our wonderful community, looking at problems as an opportunity, and always taking the approach that challenges are opportunities to create value.

EDUCATION

Juris Doctor, James E. Rogers College of Law University of Arizona; Certificate in Tax Law

MEMBERSHIPS

- SIOR Designee
- Chairman of the Board to the Greater Yuma Economic Development Corporation
- Board Member to the Yuma Regional Medical Center Foundation
- Committee Chair at Yuma Catholic High School

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