

# INDUSTRIAL/AGRICULTURE DEVELOPMENT LAND IN WELLTON, AZ



## OFFERING SUMMARY

**PRICE:** \$2,552,000

**LAND SIZE:** ±212.61 ACRES

**PARCEL NO:** 201-03-018;019,201-02-009;  
010;023;025

**ZONED:** RA-40

**GENERAL PLAN:** AGRICULTURAL/  
RURAL PRESERVATION

## PROPERTY OVERVIEW

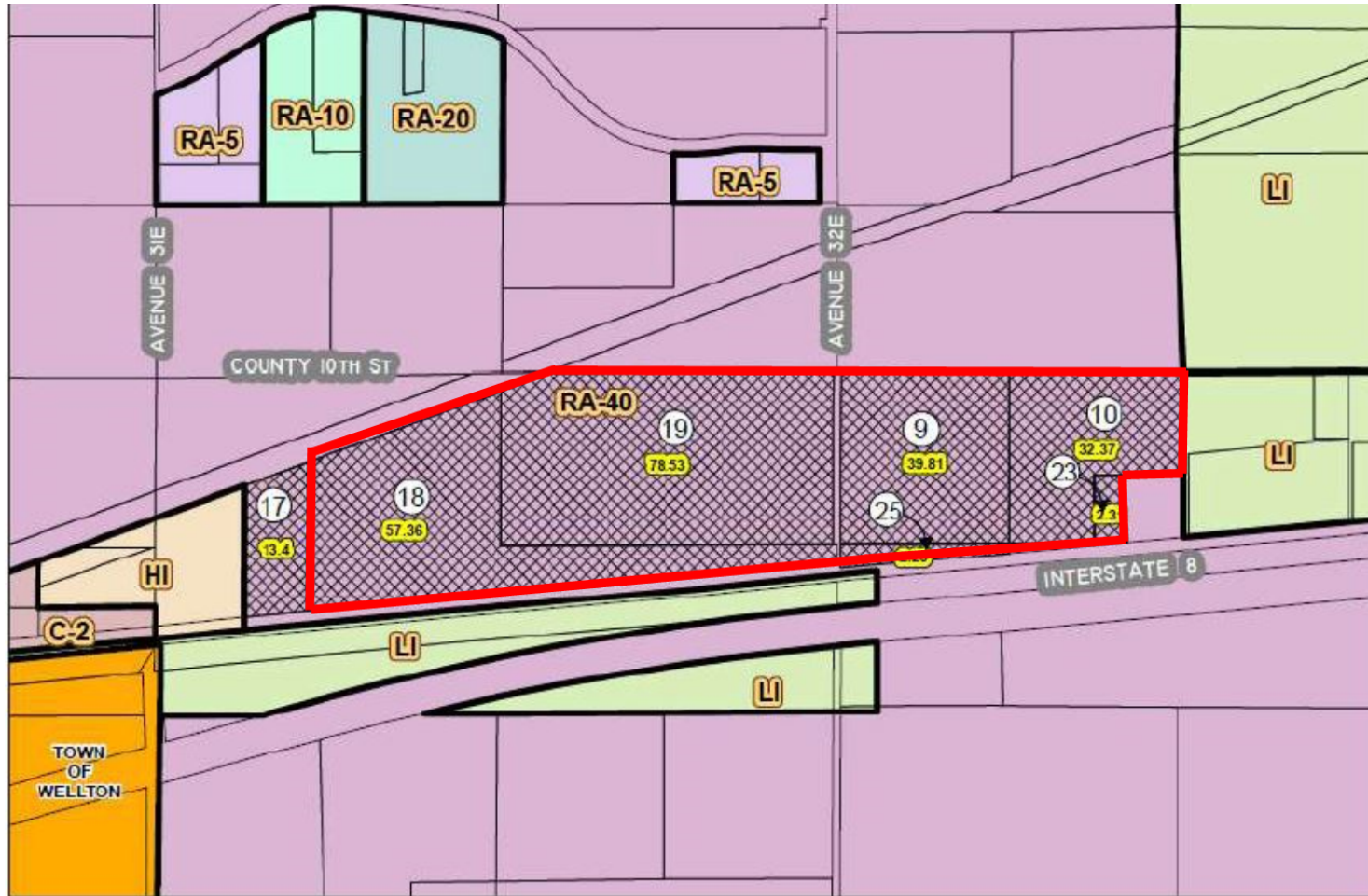
*OVER 200 ACRES OF LAND AVAILABLE  
FOR SALE IN WELLTON, AZ!*

- INDUSTRIAL DEVELOPMENT UNDER LAND USE PLAN ON PORTIONS ±56 ACRES
- APPROX. 1.249 MILES OF FRONTAGE ON OLD HIGHWAY 80
- POSSIBLE RAILROAD SPUR - BUYER TO VERIFY UNION PACIFIC
- LOCATED ±3.85 MILES EAST OF WELLTON, AZ
- SERVICED BY THREE LARGE INDUSTRIAL WELLS
- SMALL MOBILE HOME CONVEYING WITH PROPERTY AS-IS

FOR SALE

# Yuma County Vicinity Map

Wellton, AZ 85356



VICINITY MAP  
 ZONING INFORMATION



**A. T. Pancrazi Real Estate Services, Inc.**

350 W. 16th Street, Suite 332

Yuma, AZ 85364

[pancrazirealestate.com](http://pancrazirealestate.com)

for more information, please contact:

**Patrick Hodges**

(o) 928.782.0000

(c) 928.920.7118

[pat@pancrazi.com](mailto:pat@pancrazi.com)

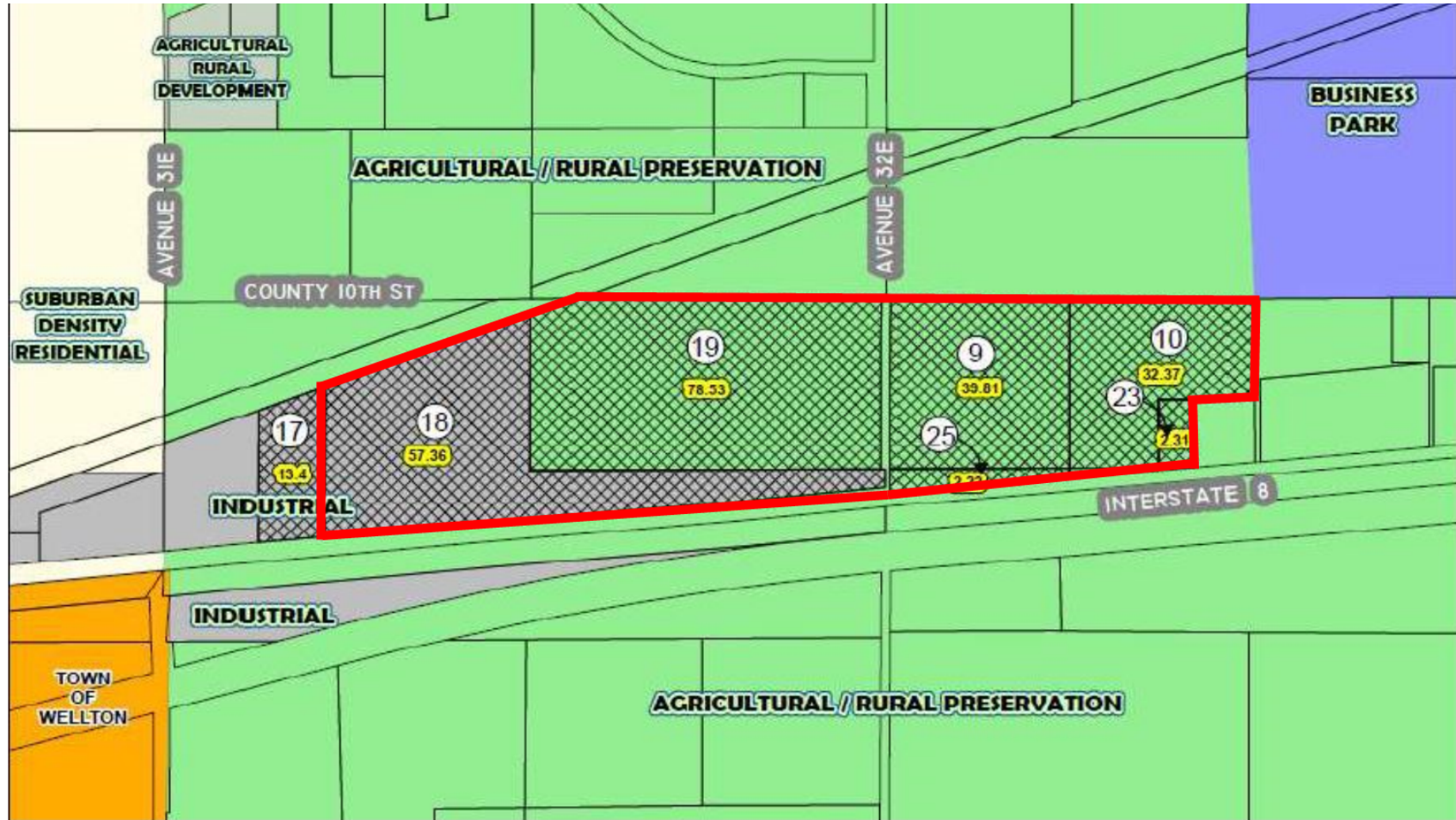
The information herein has been obtained from sources believed reliable. While A.T. Pancrazi Real Estate Services, Inc. does not doubt the accuracy of the information, no warranty or representation, express or implied, is made regarding same and the information herein is submitted subject to errors and omissions. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to confirm the accuracy and completeness of the information provided herein and to determine to your satisfaction the suitability of the property for your intended use.



FOR SALE

# Yuma County Vicinity Map

Wellton, AZ 85356



## VICINITY MAP LANDUSE INFORMATION



**A. T. Pancrazi Real Estate Services, Inc.**

350 W. 16th Street, Suite 332

Yuma, AZ 85364

[pancrazirealestate.com](http://pancrazirealestate.com)

for more information, please contact:

**Patrick Hodges**

(o) 928.782.0000

(c) 928.920.7118

[pat@pancrazi.com](mailto:pat@pancrazi.com)

The information herein has been obtained from sources believed reliable. While A.T. Pancrazi Real Estate Services, Inc. does not doubt the accuracy of the information, no warranty or representation, express or implied, is made regarding same and the information herein is submitted subject to errors and omissions. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to confirm the accuracy and completeness of the information provided herein and to determine to your satisfaction the suitability of the property for your intended use.





**FOR SALE**

# Northwest View

Wellton, AZ 85356



**A. T. Pancrazi Real Estate Services, Inc.**

350 W. 16th Street, Suite 332

Yuma, AZ 85364

[pancrazirealestate.com](http://pancrazirealestate.com)

for more information, please contact:

**Patrick Hodges**

(o) 928.782.0000

(c) 928.920.7118

[pat@pancrazi.com](mailto:pat@pancrazi.com)

The information herein has been obtained from sources believed reliable. While A.T. Pancrazi Real Estate Services, Inc. does not doubt the accuracy of the information, no warranty or representation, express or implied, is made regarding same and the information herein is submitted subject to errors and omissions. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to confirm the accuracy and completeness of the information provided herein and to determine to your satisfaction the suitability of the property for your intended use.

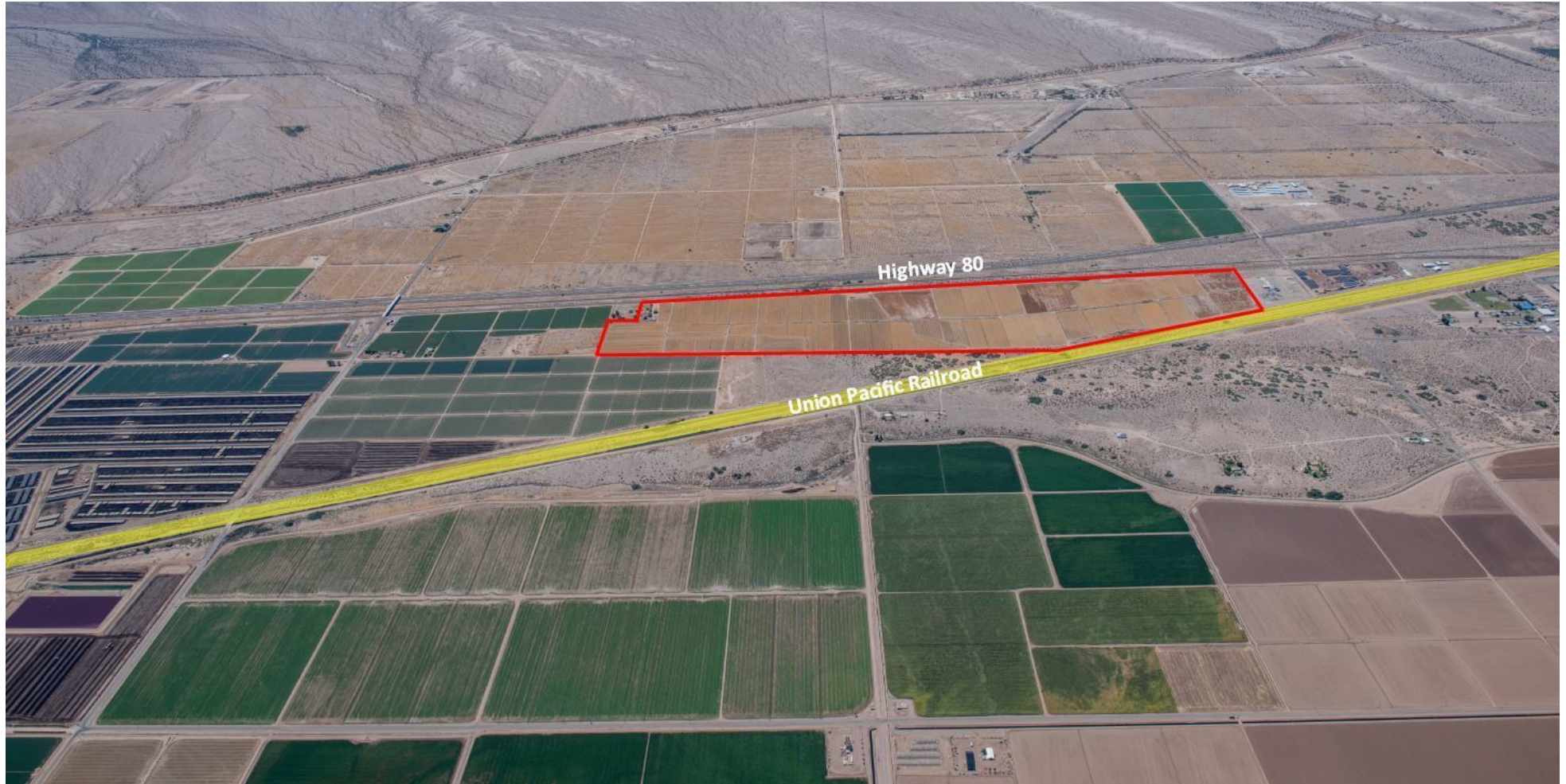




**FOR SALE**

# North View

Wellton, AZ 85356



**A. T. Pancrazi Real Estate Services, Inc.**

350 W. 16th Street, Suite 332

Yuma, AZ 85364

[pancrazirealestate.com](http://pancrazirealestate.com)

The information herein has been obtained from sources believed reliable. While A.T. Pancrazi Real Estate Services, Inc. does not doubt the accuracy of the information, no warranty or representation, express or implied, is made regarding same and the information herein is submitted subject to errors and omissions. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to confirm the accuracy and completeness of the information provided herein and to determine to your satisfaction the suitability of the property for your intended use.

for more information, please contact:

**Patrick Hodges**

(o) 928.782.0000

(c) 928.920.7118

[pat@pancrazi.com](mailto:pat@pancrazi.com)



FOR SALE

# Close Up View

Wellton, AZ 85356



**A. T. Pancrazi Real Estate Services, Inc.**

350 W. 16th Street, Suite 332

Yuma, AZ 85364

[pancrazirealestate.com](http://pancrazirealestate.com)

for more information, please contact:

**Patrick Hodges**

(o) 928.782.0000

(c) 928.920.7118

[pat@pancrazi.com](mailto:pat@pancrazi.com)

The information herein has been obtained from sources believed reliable. While A.T. Pancrazi Real Estate Services, Inc. does not doubt the accuracy of the information, no warranty or representation, express or implied, is made regarding same and the information herein is submitted subject to errors and omissions. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to confirm the accuracy and completeness of the information provided herein and to determine to your satisfaction the suitability of the property for your intended use.



# Aerial Location Map

Wellton, AZ 85356



**A. T. Pancrazi Real Estate Services, Inc.**

350 W. 16th Street, Suite 332

Yuma, AZ 85364

[pancrazirealestate.com](http://pancrazirealestate.com)

for more information, please contact:

**Patrick Hodges**

(o) 928.782.0000

(c) 928.920.7118

[pat@pancrazi.com](mailto:pat@pancrazi.com)

The information herein has been obtained from sources believed reliable. While A.T. Pancrazi Real Estate Services, Inc. does not doubt the accuracy of the information, no warranty or representation, express or implied, is made regarding same and the information herein is submitted subject to errors and omissions. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to confirm the accuracy and completeness of the information provided herein and to determine to your satisfaction the suitability of the property for your intended use.



FOR SALE

# Demographics

Wellton, AZ 85356

## POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	62	2,426	53,996
Average age	50.6	47.9	49.8
Average age (Male)	51.6	48.5	50.1
Average age (Female)	48.5	46.4	49.4

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	25	1,016	23,431
# of persons per HH	2.5	2.4	2.3
Average HH income	\$51,547	\$50,571	\$55,995
Average house value		\$213,896	\$195,512

*\* Demographic data derived from 2010 US Census*



Map data ©2021 INEGI Imagery ©2021 TerraMetrics

## A. T. Pancrazi Real Estate Services, Inc.

350 W. 16th Street, Suite 332  
 Yuma, AZ 85364  
[pancrazirealestate.com](http://pancrazirealestate.com)

The information herein has been obtained from sources believed reliable. While A.T. Pancrazi Real Estate Services, Inc. does not doubt the accuracy of the information, no warranty or representation, express or implied, is made regarding same and the information herein is submitted subject to errors and omissions. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to confirm the accuracy and completeness of the information provided herein and to determine to your satisfaction the suitability of the property for your intended use.

for more information, please contact:

**Patrick Hodges**

(o) 928.782.0000

(c) 928.920.7118

[pat@pancrazi.com](mailto:pat@pancrazi.com)