

YUMA COUNTY, ARIZONA



*High traffic property situated
between Arizona and California*

Dateland Land

544 Acres Land For Sale

Potential Uses Include:

- **Truck Stop/Last-Mile Facility**
- **EV Charging Station**
- **Solar**
- **BESS**
- **Gas Generation**
- **Data Center**
- **Hydrogen HUB**
- **Hydrogen Fueling System**



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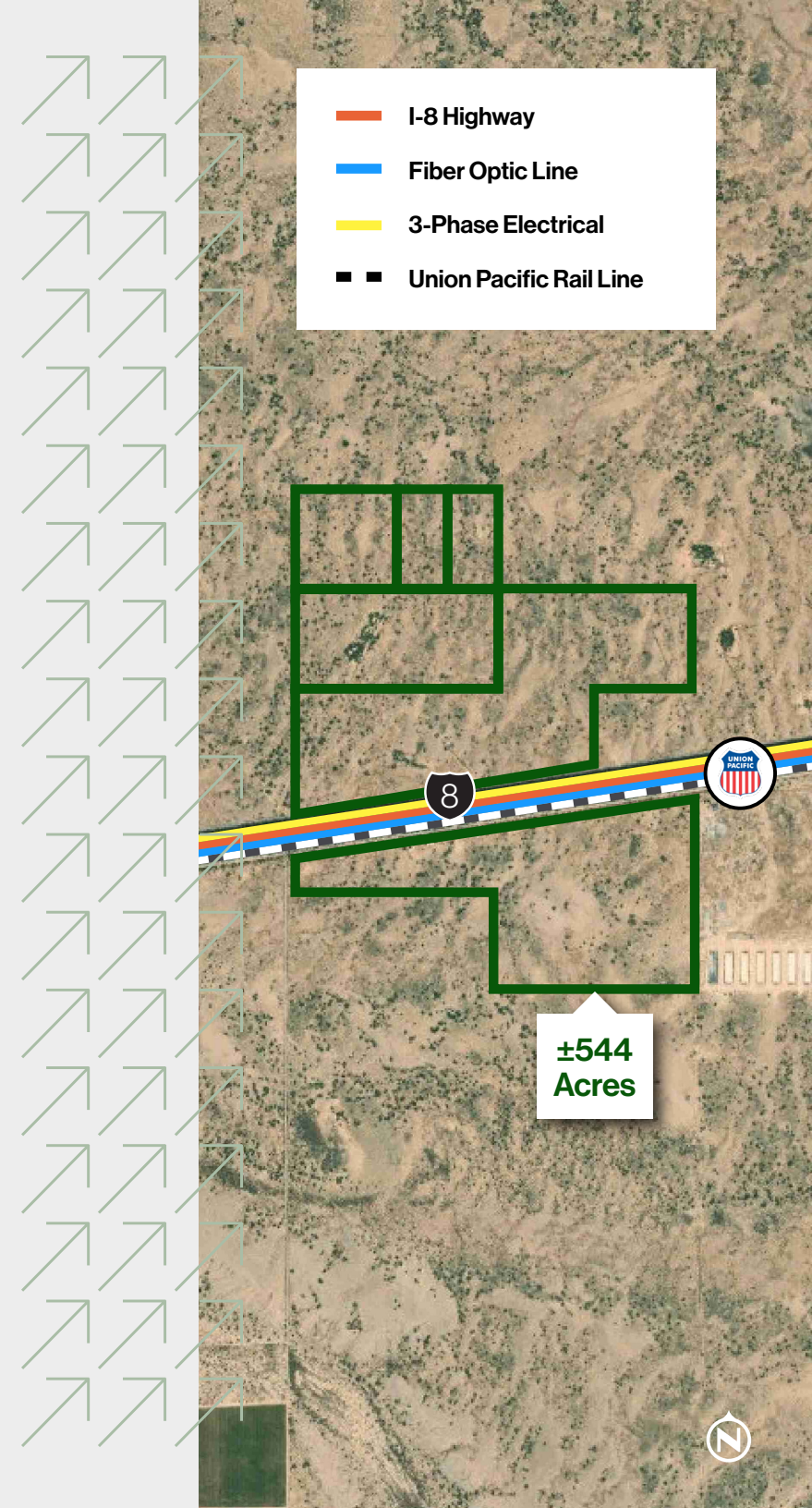
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CBRE

Land Specifications

Dateland Land: 544 Acre Site

Location	SWC Avenue 75 E & I-8 Fwy, Unincorporated Yuma County	
Parcel Number	178-03-004 (40.00 AC) 178-03-003 (20.00 AC) 178-03-002 (20.00 AC)	178-10-002 (208.87 AC) 178-10-002 (175.12 AC) 178-10-001 (80.00 AC)
Land Size	±544 Acres	
Zoning	RA-40 (Rural Area – 40 AC minimum parcels)	
Potential Uses	- Truck Stop/Last-Mile Facility - EV Charging Station - Solar Farm Development - BESS	- Data Center - Gas Generation Facility - Hydrogen HUB Facility - Hydrogen Fueling Station
Power	- 3-Phase electrical to site - Natural gas to site - Access to fiber optic main line	
Water	Located outside of AMA with grandfathered water rights	
Comments	- Located outside of flood zone - Adjacent to Union Pacific Railroad - Proximity to several major solar developments - Located in an Opportunity Zone - Hoodoo Wash Substation ±3.75 miles from property	



I-8 Highway

Fiber Optic Line


3-Phase Electrical

Union Pacific Rail Line

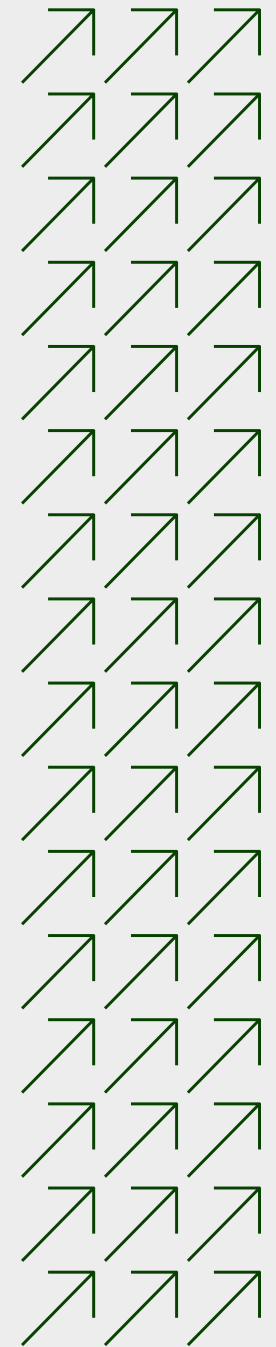
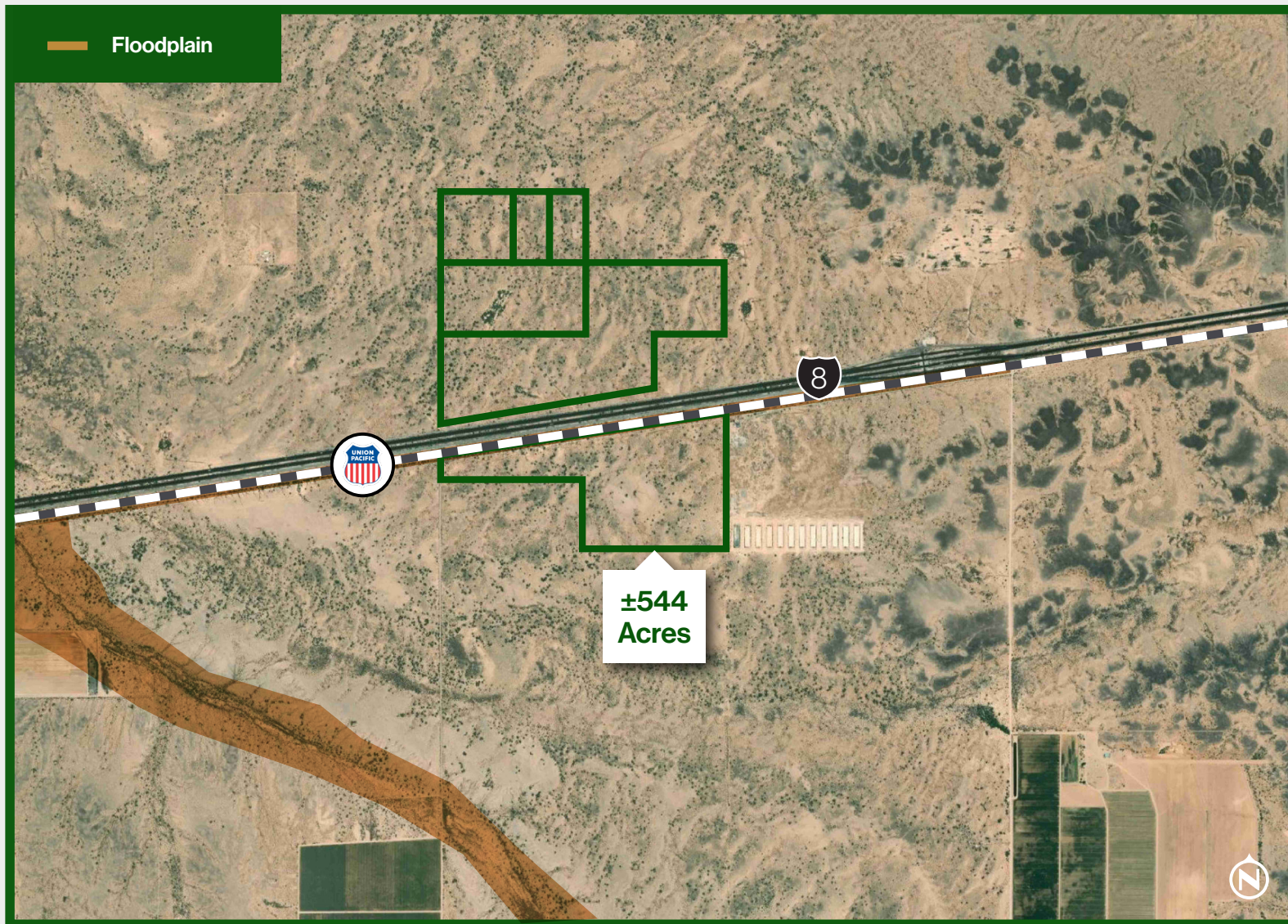
±544
Acres



Floodzone Map

YUMA COUNTY, ARIZONA 

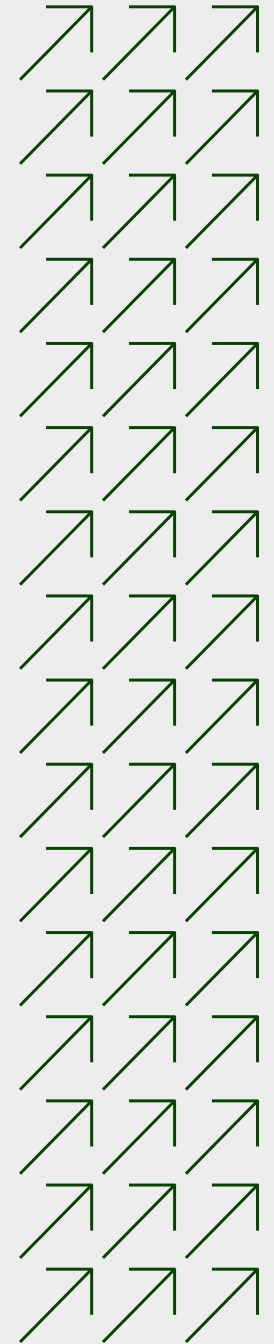
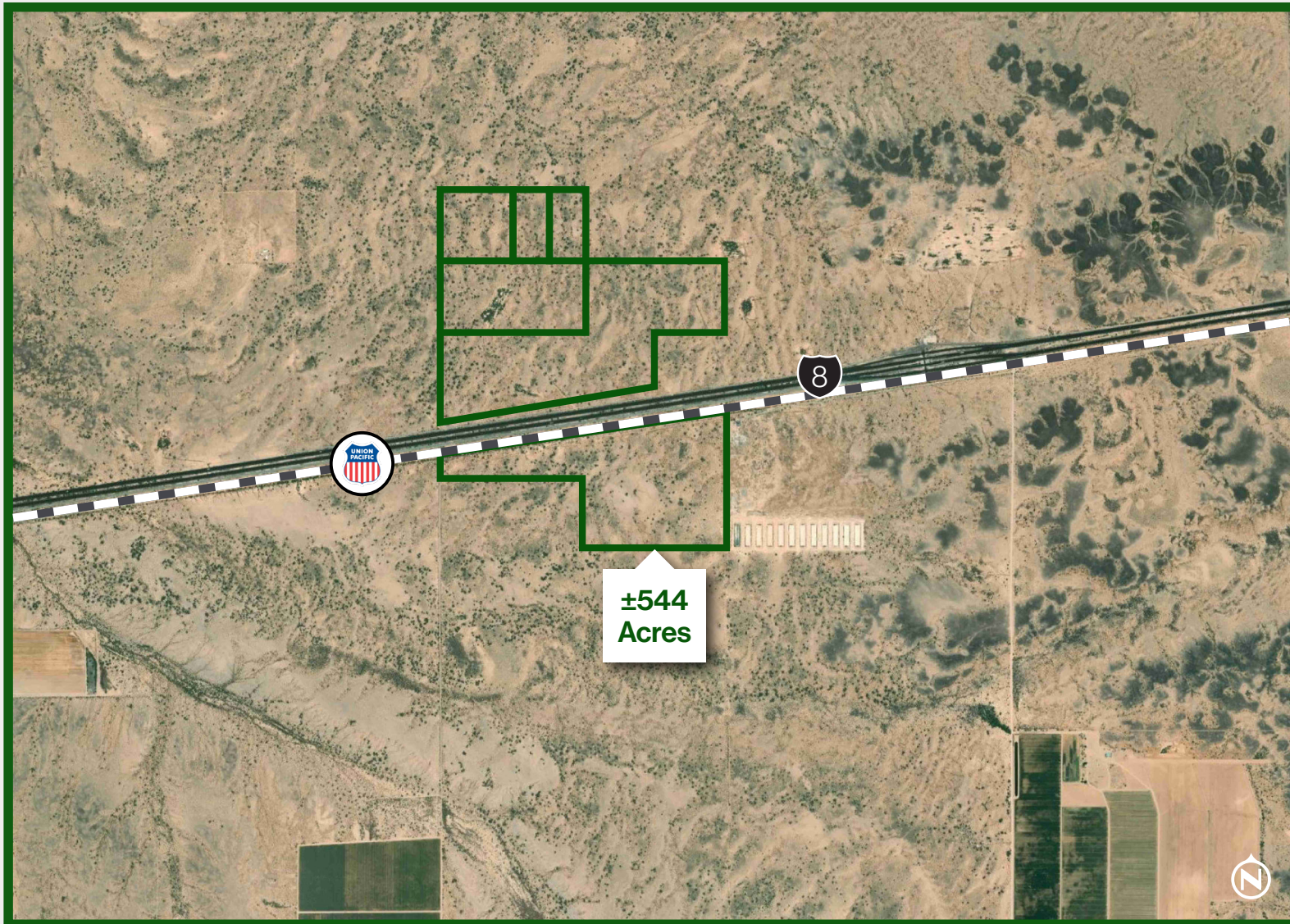
±544 Acres



Topography Map

±544 Acres

YUMA COUNTY, ARIZONA

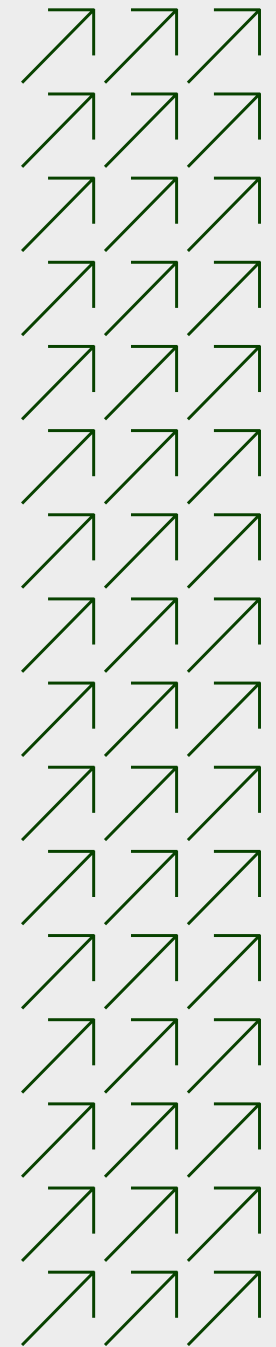
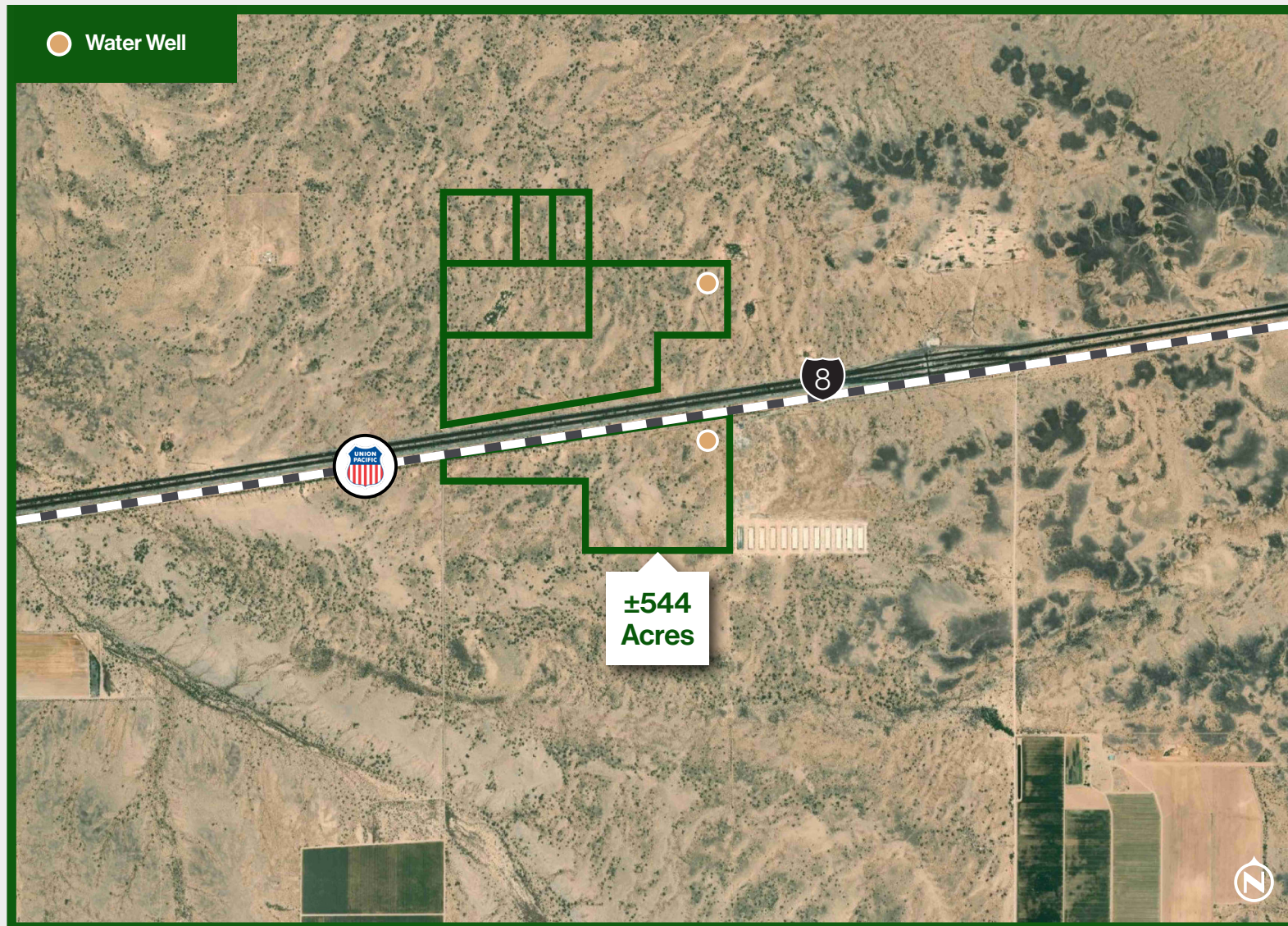


Water Well Map

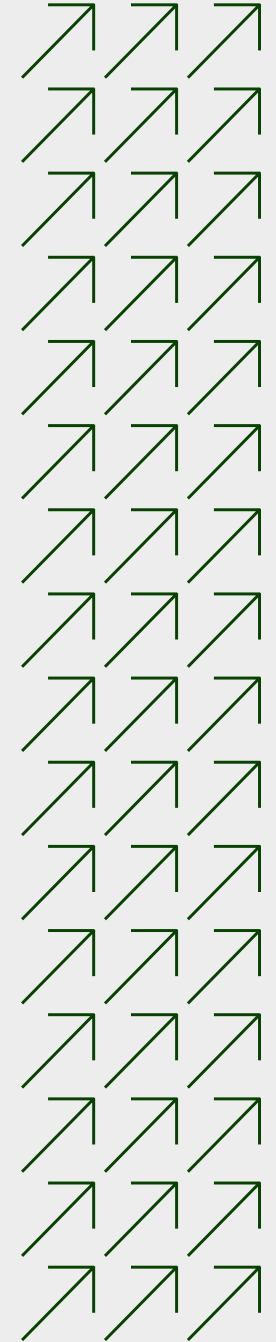
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±544 Acres



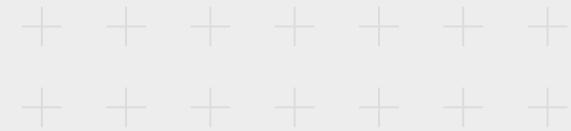
Location



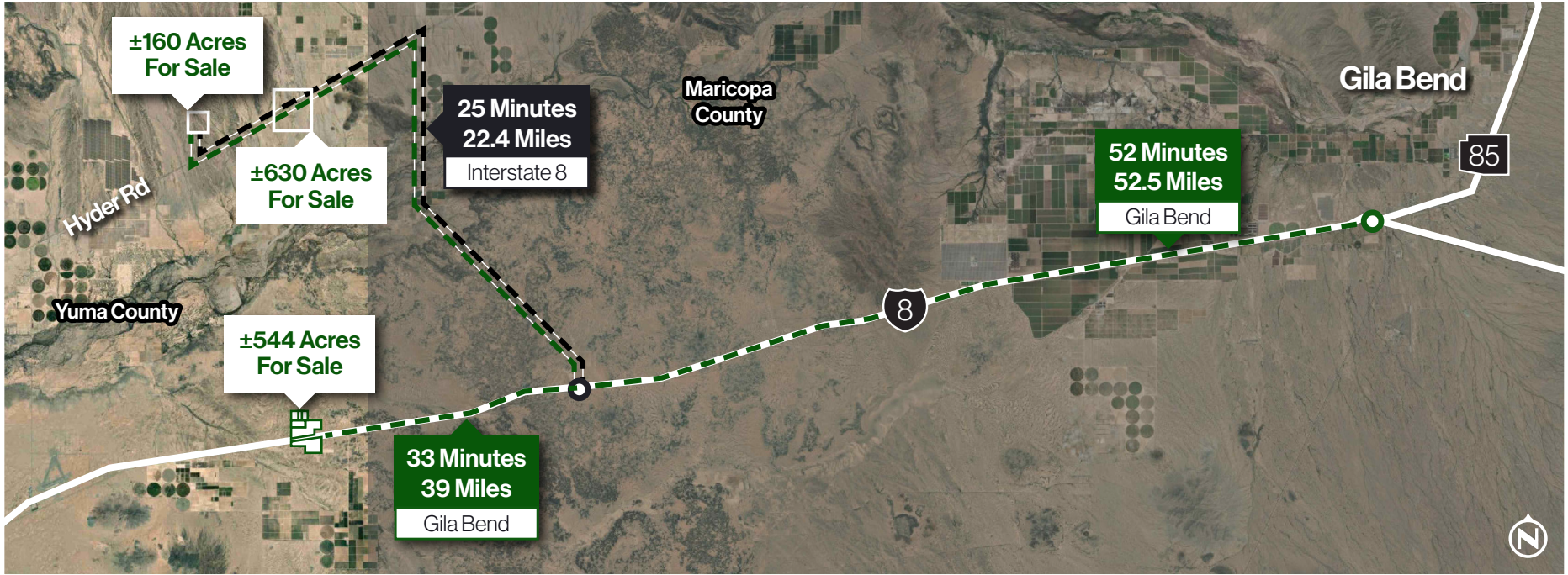
Dateland Land

544 Acres For Sale

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Additional 790 AC For Sale in Yuma County



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