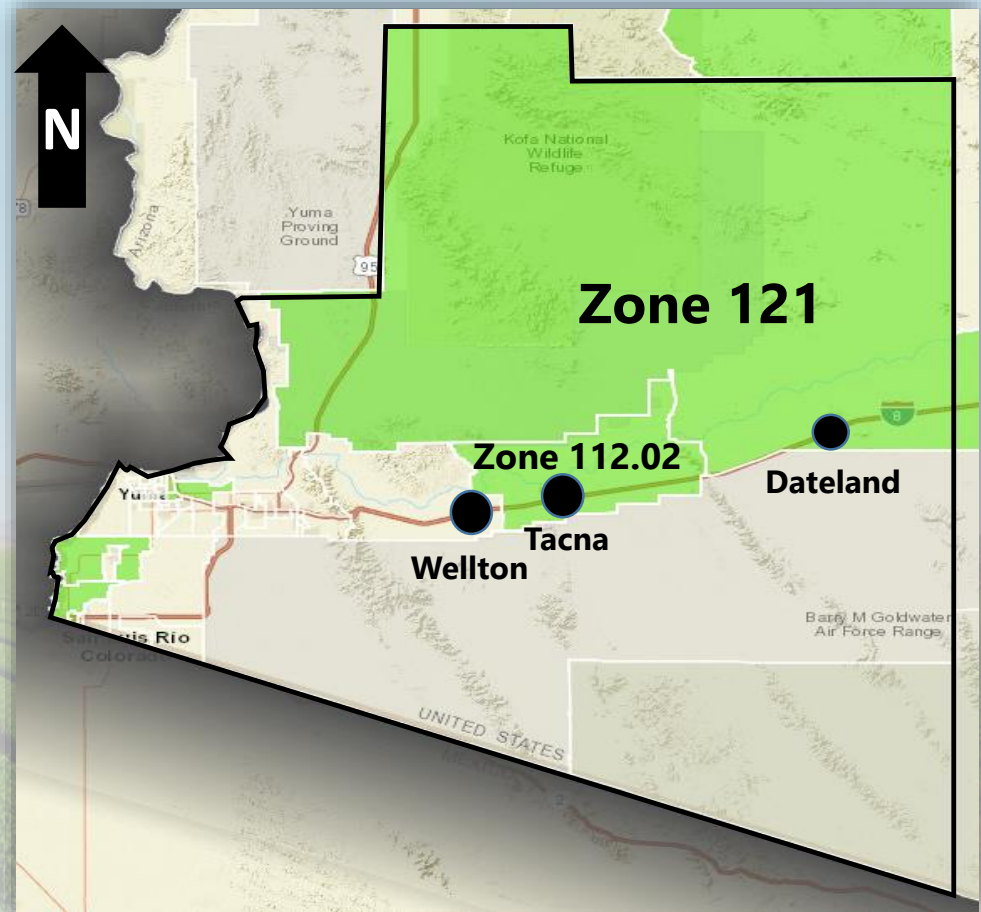




YUMA COUNTY

BY PAUL MELCHER, DIRECTOR OF ECONOMIC DEVELOPMENT
& INTERGOVERNMENTAL AFFAIRS





YUMA COUNTY REGIONAL INFRASTRUCTURE



Roads



Direct connection to I-8 at Avenues 36E, 40E, 52E, 64E, 68E.

Rail



Union Pacific provides Main Line access and Phoenix Line access.

Natural gas, electric, water / WWT



- Southwest Gas has a 4" line to 45E
- APS and Wellton/Mohawk ID provide electricity
 - 2-500kv lines with capacity
- Town of Wellton provides municipal water
- Wellton/Mohawk provides water for all uses

Environment

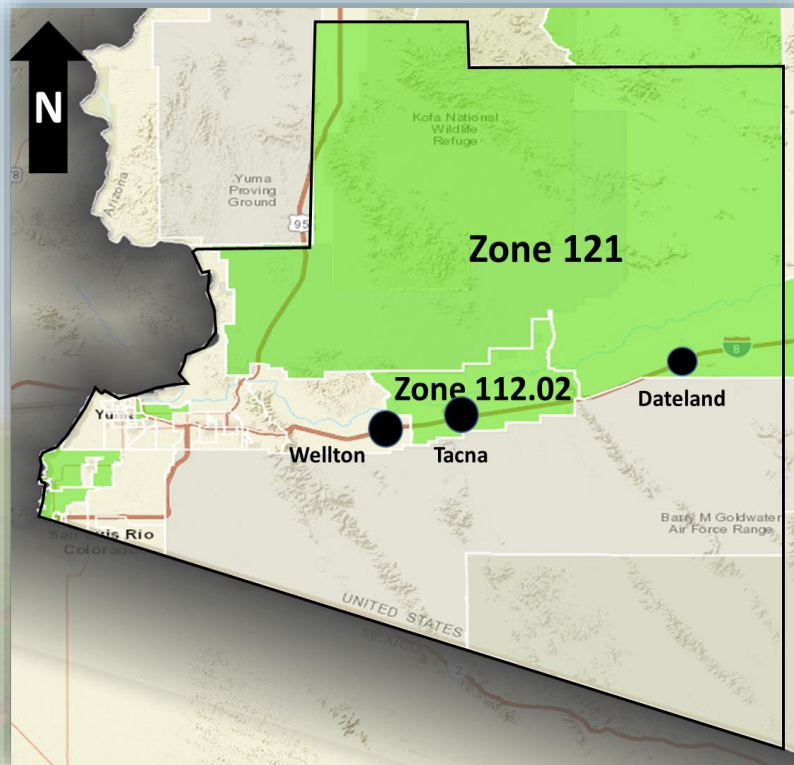


- In attainment for Ozone and PM₁₀
- Lower seismic zone construction requirements.

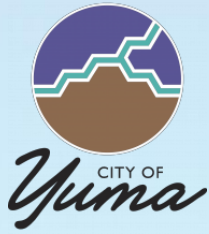


YUMA COUNTY

LEADING DEVELOPMENT OPPORTUNITIES

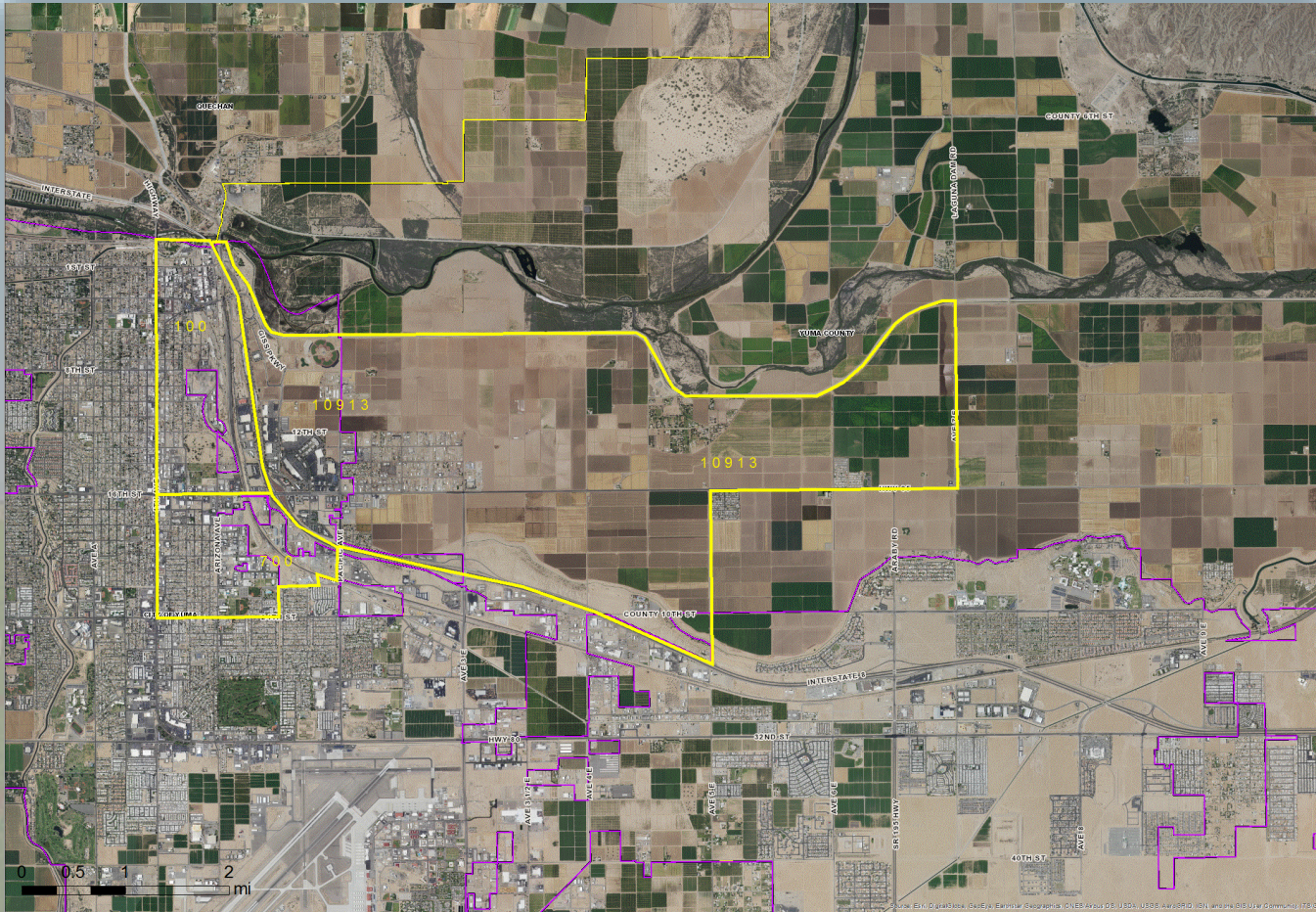


1. Medical waste incineration
2. Manufacturing
3. Food processing
4. Agriculture production
5. Rural airport
6. Petroleum refinery
7. Multi-family housing



CITY OF YUMA

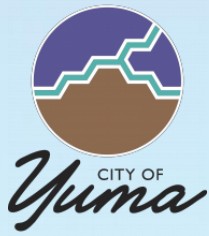
BY JEFF BURT, ECONOMIC DEVELOPMENT ADMINISTRATOR



Yuma Opportunity Zones Map

Information Technology Services
Enterprise GIS
Date: 5/6/2019

The user(s) of this map acknowledges through their use that there are limitations to the data presented and there are no warranties or guarantees of accuracy of the data either positional or factual.



CITY OF YUMA

BY JEFF BURT, ECONOMIC DEVELOPMENT ADMINISTRATOR



OPPORTUNITY ZONE DEVELOPMENT ASSETS

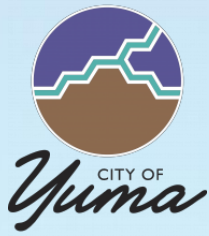
	Zone 100	Zone 700	Zone 10913
Established W & S Infrastructure	Yes	Yes	Yes
Served by interstate hwy.	Yes	Yes	Yes
Infill Incentive Tools	Yes	Yes	No
Existing retail base	Yes	Yes	Yes
Park and Recreation facilities	5	3	2
Public Transit services	Yes	Yes	Yes

PUBLIC SAFETY AND INFRASTRUCTURE AVAILABILITY

	Zone 100	Zone 700	Zone 10913
Water	99%	95%	75%
Sewer	80%	75%	75%
Streets	99%	95%	30%
Broadband	90%	90%	70%
Police/Fire	100%	100%	30%
Rail served	Yes	Yes	No

LEADING DEVELOPMENT OPPORTUNITIES

	Zone 100	Zone 700	Zone 10913
Single Family homes	X	X	
Multi-family Units	X	X	X
Retail	X		X
Office operations	X		X
Hotels	X	X	X
Manufacturing Operations		X	X
Higher ED Facilities	X		



CITY OF YUMA

BY JEFF BURT, ECONOMIC DEVELOPMENT ADMINISTRATOR



City of Yuma

The right place!

The right time!

Yuma offers the geographically advantageous benefit of direct and immediate access to both the California and Mexico markets.

The State of California economy ranks 8th (\$2.9 trillion) among all countries in Gross Domestic Product (GDP) while Mexico's economy ranks 15th (\$1.3 trillion)

The combined ranking of the Mexico and California economies would be 5th among all countries (\$4.2 trillion)

Yuma offers a great location to serve these markets and provides a low cost of doing business, California businesses can maintain existing supply chains, and benefit from a positive business climate.

California is accessed from Yuma via I-8 or I-10 (via SR 95 or SR 86). Los Angeles is a 4 hour drive and San Diego is a 3 hour drive.

Mexico is a 25 minute drive from Yuma via SR 95 and the San Luis Port of Entry or 50 minutes to Mexicali via I-8 and SR 111 and SR 98.



CITY OF SOMERTON

BY HECTOR TAPIA, ECONOMIC DEVELOPMENT DIRECTOR



The city's location, between two major population areas, connected through US 95, Yuma to the north and San Luis, AZ and San Luis R.C., Mexico, to the south, makes Somerton an ideal location for commercial and industrial employment centers, and for entertainment venues.



Opportunity Zone 115.01



CITY OF SOMERTON

BY HECTOR TAPIA, ECONOMIC DEVELOPMENT DIRECTOR



City of Somerton's OZ Strategy

Assess

Assess the community quality of life, environment for growth, and investment.

Highlight

Highlight the City's assets that deliver added value for investors.

Market

Market available land for development within City Limits and Opportunity Zone boundaries.

List

List State and local land development incentives as part of planning and building permit processes.

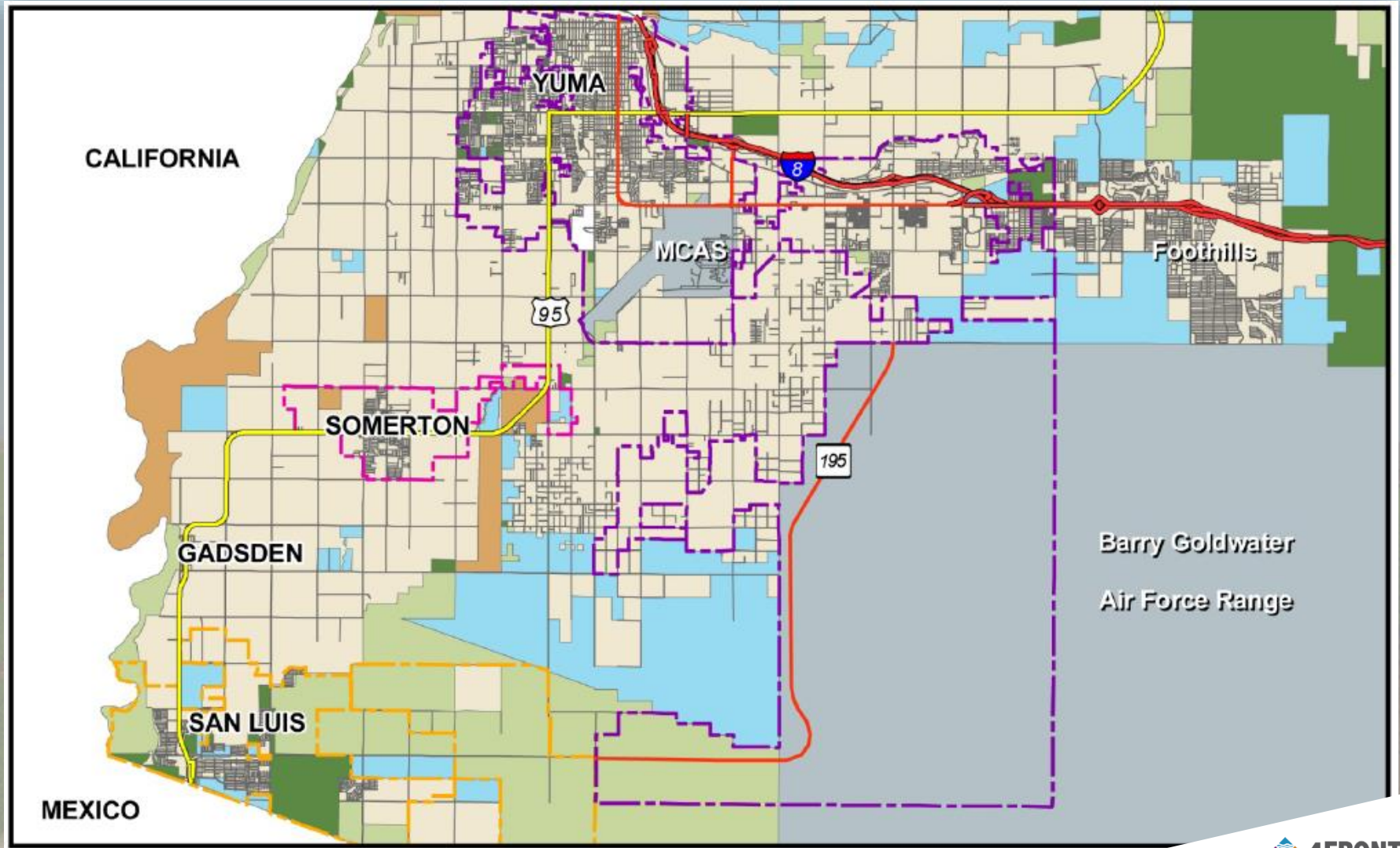
Identify

Identify Opportunity Zone Funds and make funds contacts available for potential investors.



CITY OF SOMERTON

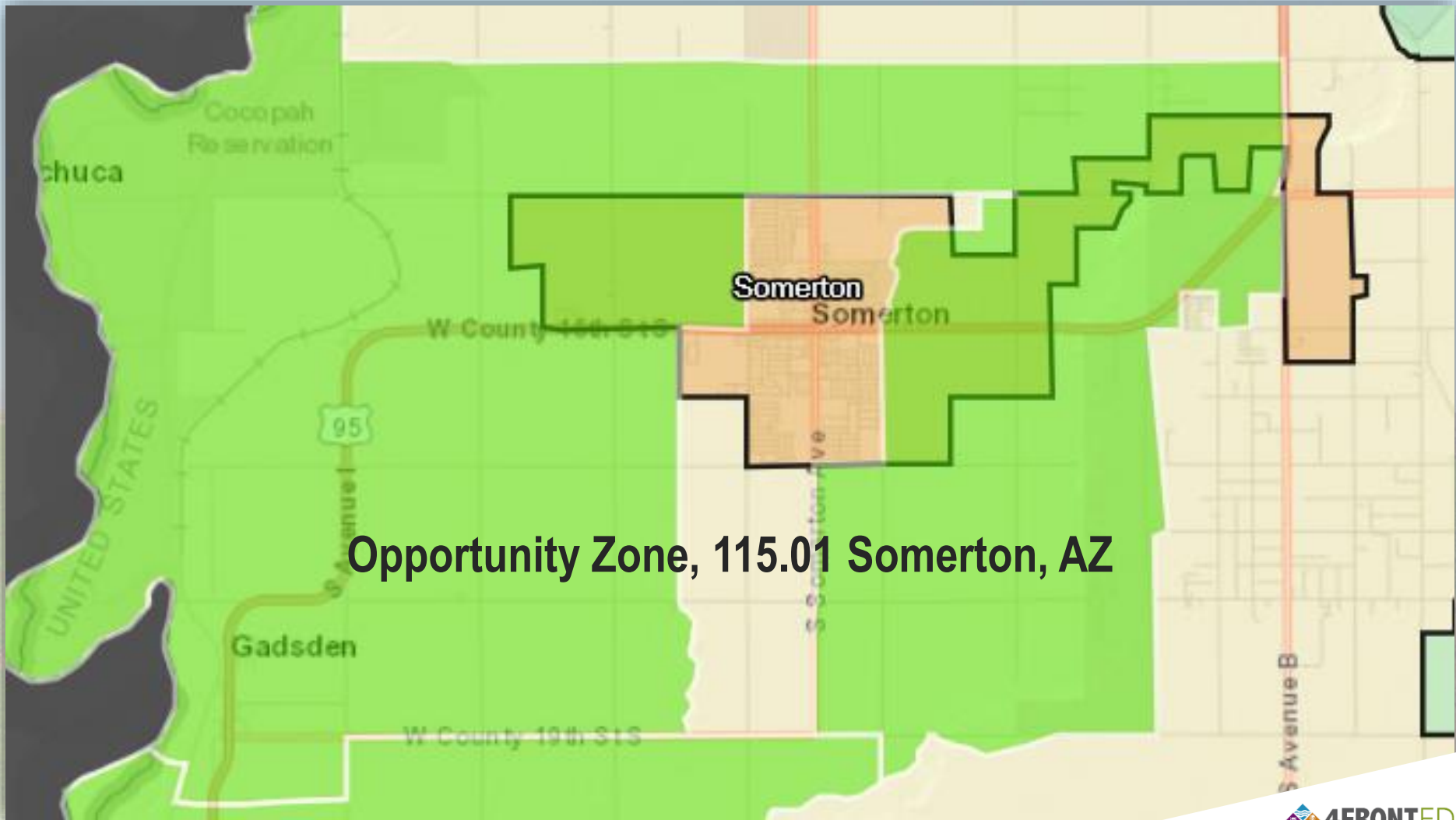
BY HECTOR TAPIA, ECONOMIC DEVELOPMENT DIRECTOR





CITY OF SOMERTON

BY HECTOR TAPIA, ECONOMIC DEVELOPMENT DIRECTOR



Opportunity Zone, 115.01 Somerton, AZ



CITY OF SOMERTON

BY HECTOR TAPIA, ECONOMIC DEVELOPMENT DIRECTOR



Somerton strategic geographic location

Somerton provides the benefits of immediate access to both, Yuma area and Mexico's markets.

Surrounded by high quality farming and in need of food processing investment and agriculture related manufacturing.

Captures traffic from Yuma, San Luis, and from San Luis, R.C. / Mexicali thru US 95.

The F.I.R.M. expanding in Somerton and it needs by products to manufacture food processing and packaging equipment.

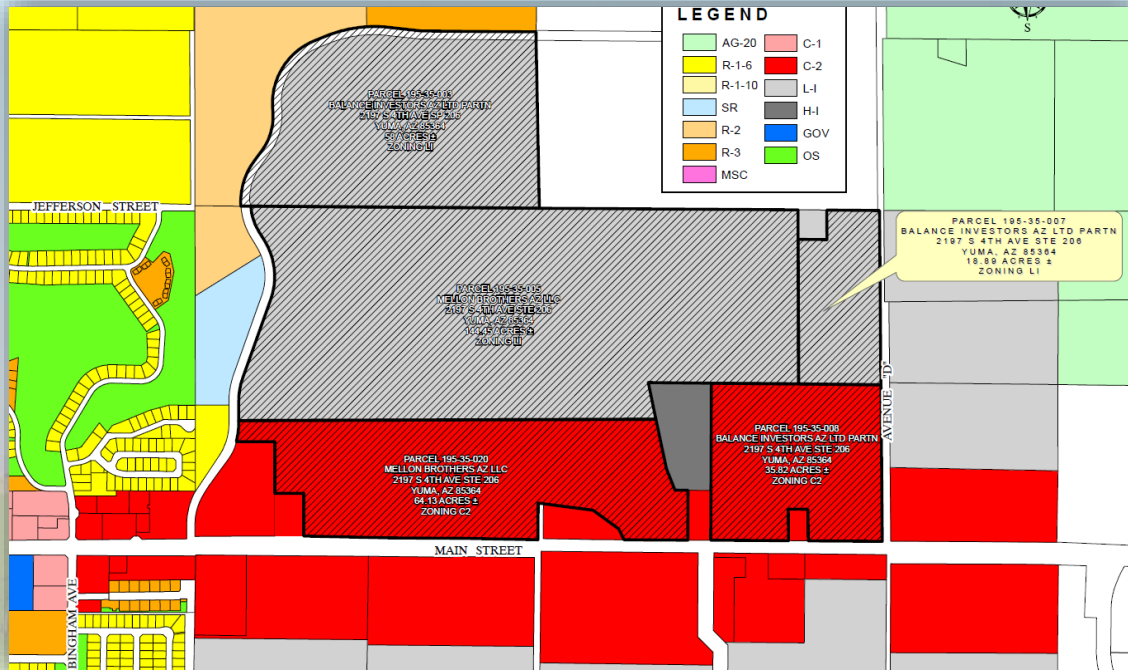
Centrally located for tourism and entertainment at special events.

YMPO Transportation Plan connects Avenue D/US 95 to San Luis POE II – future industrial Corridor in Somerton.



CITY OF SOMERTON

BY HECTOR TAPIA, ECONOMIC DEVELOPMENT DIRECTOR



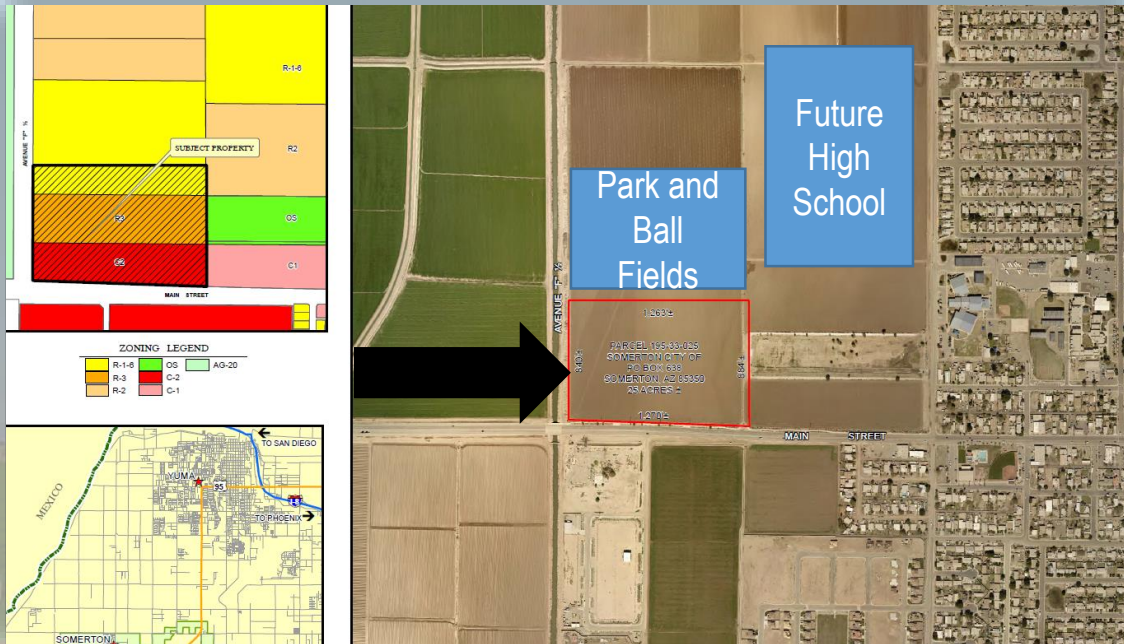
- Site Area 1A: 103 acres of commercial zone (C-2) land
- Site Area 1B: 221 acres of light industrial (I-1) zone land
- Transportation/Delivery on US 95
- Infrastructure:
 - Water ready
 - Sewer few blocks away to be extended as needed
 - Electric Power, Southwest gas, and communications along US 95 (Main St).

Opportunity Zone: Area 1
Somerton, AZ



CITY OF SOMERTON

BY HECTOR TAPIA, ECONOMIC DEVELOPMENT DIRECTOR



Opportunity Zone: Area 2
Somerton, AZ

- Site Located south of the upcoming Somerton High School
- Area 2: 25 acres of commercial and multi-family zone (C-2, R-3) land
- City of Somerton owned property
- Transportation/Delivery on US 95
- Infrastructure:
 - Water/Sewer ready
 - Electric Power, Southwest gas, and communications along US 95 (Main St).



CITY OF SOMERTON

BY HECTOR TAPIA, ECONOMIC DEVELOPMENT DIRECTOR



Opportunities

Develop

Commercial, industrial, and residential land available.

Invest

On infrastructure, manufacturing, single family, multi-family, and retail services.

Encourage

Education in technology-related manufacturing fields such as in high tech agriculture equipment and food processing.

Attract

Manufacturing jobs, hotel, and shopping center.



CITY OF SAN LUIS

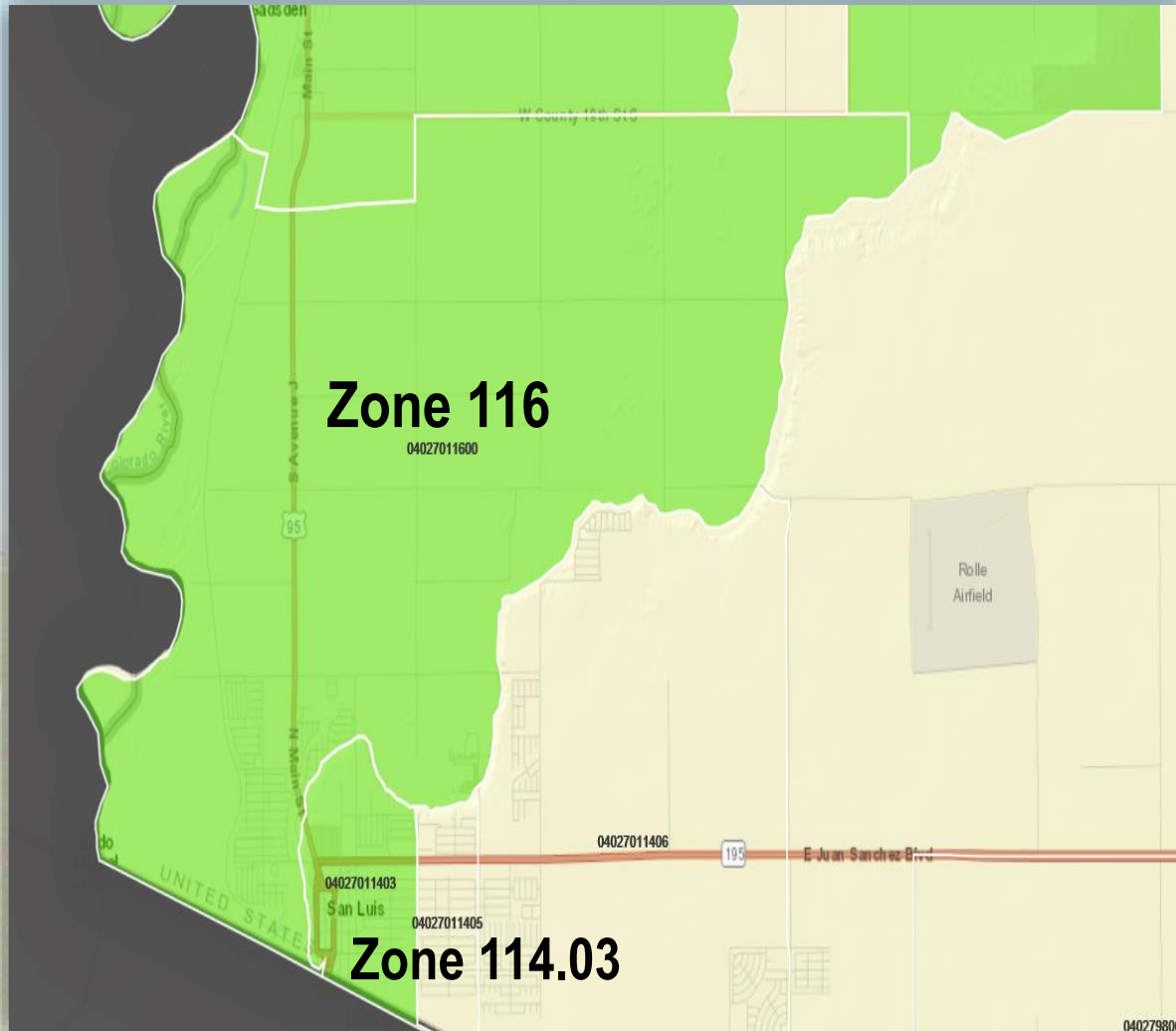
BY JENNY TORRES, ECONOMIC DEVELOPMENT MANAGER





CITY OF SAN LUIS

BY JENNY TORRES, ECONOMIC DEVELOPMENT MANAGER



San Luis Opportunity Zone Map



CITY OF SAN LUIS

BY JENNY TORRES, ECONOMIC DEVELOPMENT MANAGER



Zone 114.03



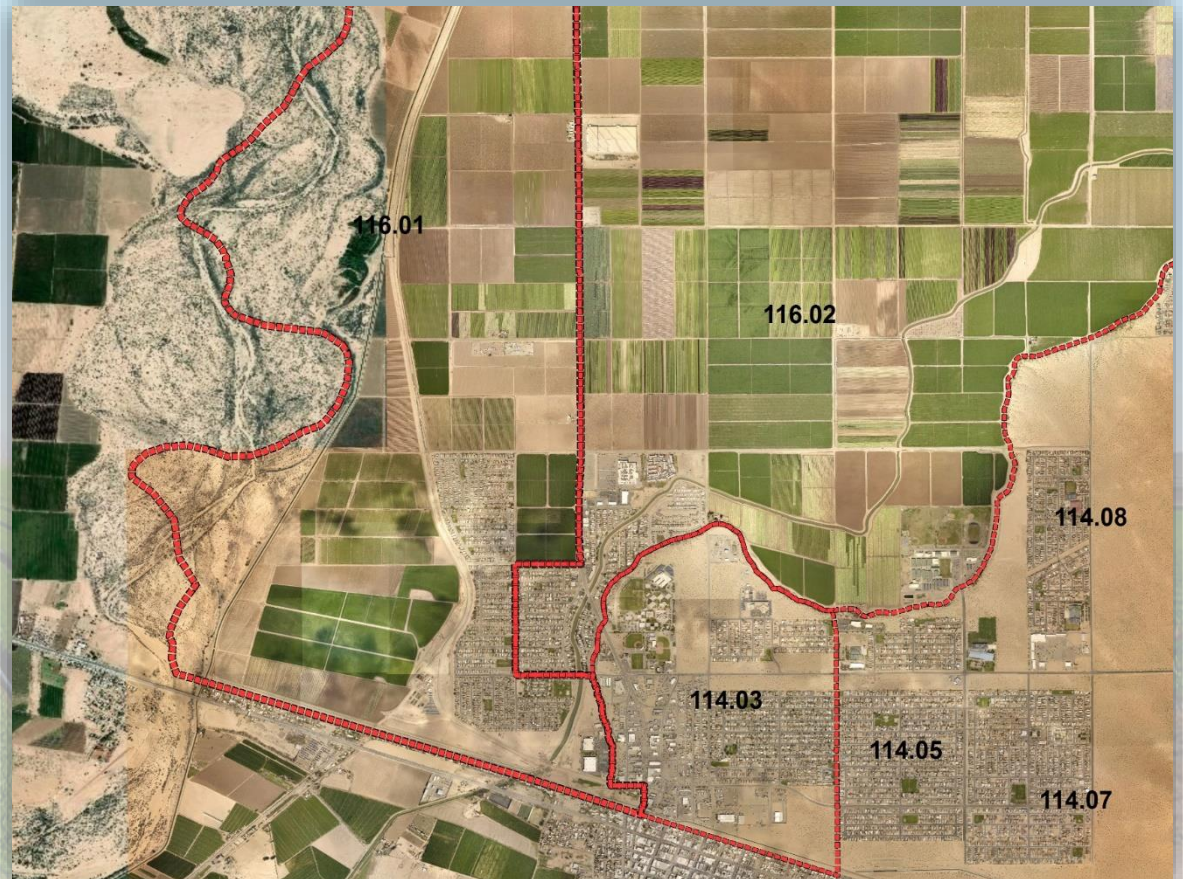


CITY OF SAN LUIS

BY JENNY TORRES, ECONOMIC DEVELOPMENT MANAGER



Zone 116





4FRONTED

Four states. Two nations. One powerful region.