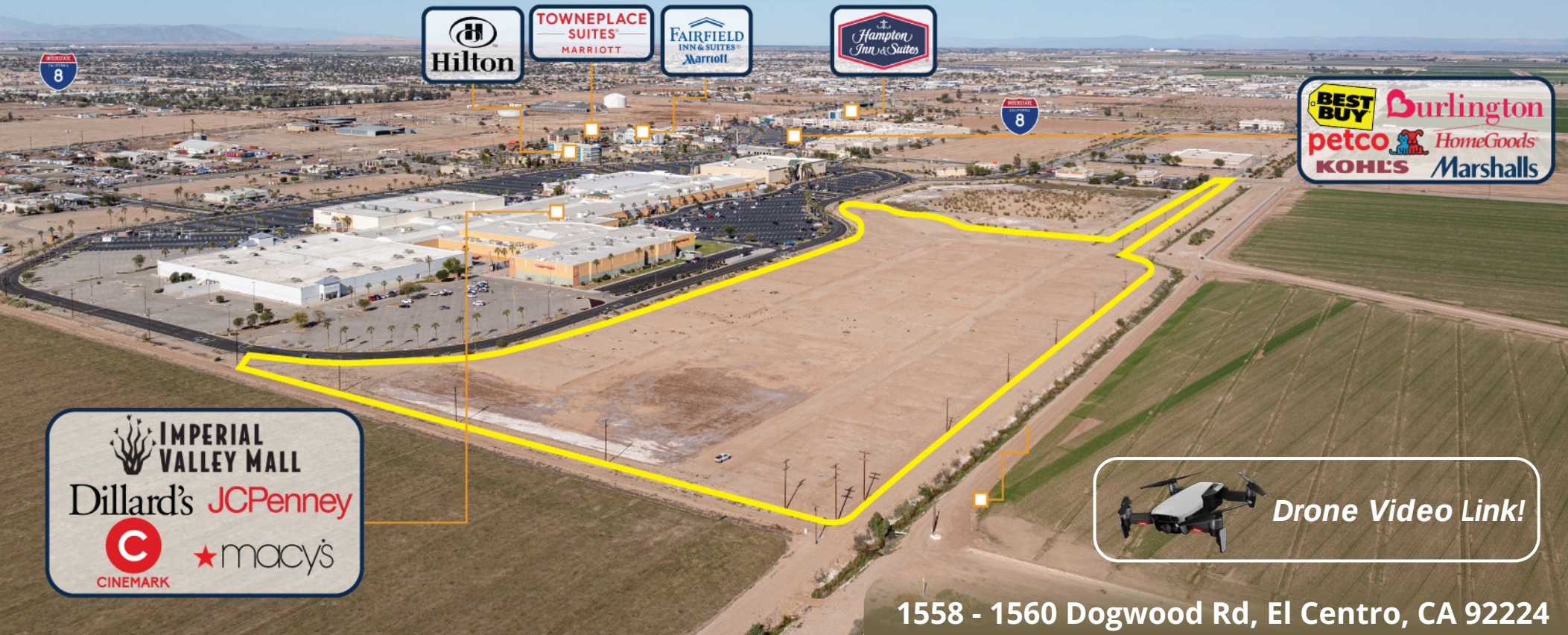


FOR SALE | DEVELOPMENT OPPORTUNITY

Vested for 240 Detached Townhomes



PRICE: ~~\$4,800,000~~ \$3,970,000

SIZE: 22.79 AC

- Final Recorded Map In Place
- Immediately Adjacent to the Imperial Valley Mall
- Surrounded by Restaurant, Retail, and Entertainment Amenities

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



SITE SOURCE

EXECUTIVE SUMMARY

RESIDENTIAL DEVELOPMENT OPPORTUNITY

El Centro, CA

Price:	\$3,970,000
Lot Size:	22.79 AC
Price / AC:	\$174,199 / AC
Proposed:	240 Detached Townhomes (or 269 Apartment Homes)
APN:	054-530-056-000 054-530-043-000
Water / Sewer:	City of El Centro
Electricity	Imperial Irrigation District

Entitlements:	Recorded Final Map (Vested)
Zoning:	R-2 - Variable Residential Zone
Max Density:	12 du / net acre
Min. Lot Size:	7,200 SF
Condition:	Rough blue topped grading
Tax:	No CFD in place
HOA:	No HOA currently in place
School District:	McCabe Union Elementary Central Union High School



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PROPERTY INFORMATION

RESIDENTIAL DEVELOPMENT OPPORTUNITY

El Centro, CA

- The subject property presents a unique opportunity to build 240 detached townhomes immediately adjacent to the Imperial Valley Mall. Alternatively, a Buyer can re-entitle the property for up to 269 apartment homes under current zoning.
- The Imperial Valley Mall is a 750,000+ SF regional mall built in 2005 and anchored by: Dillard's, Macy's, JCPenny, and Cinemark Theatres. Also surrounding the mall are 4 hotels, a 300,000+ SF power center, and a variety of restaurants, retail, entertainment, and medical
- The property is located just off Interstate 8 and only a mile from State Highway 111, thus offering a central location within Imperial Valley and convenient access to all points in the county.







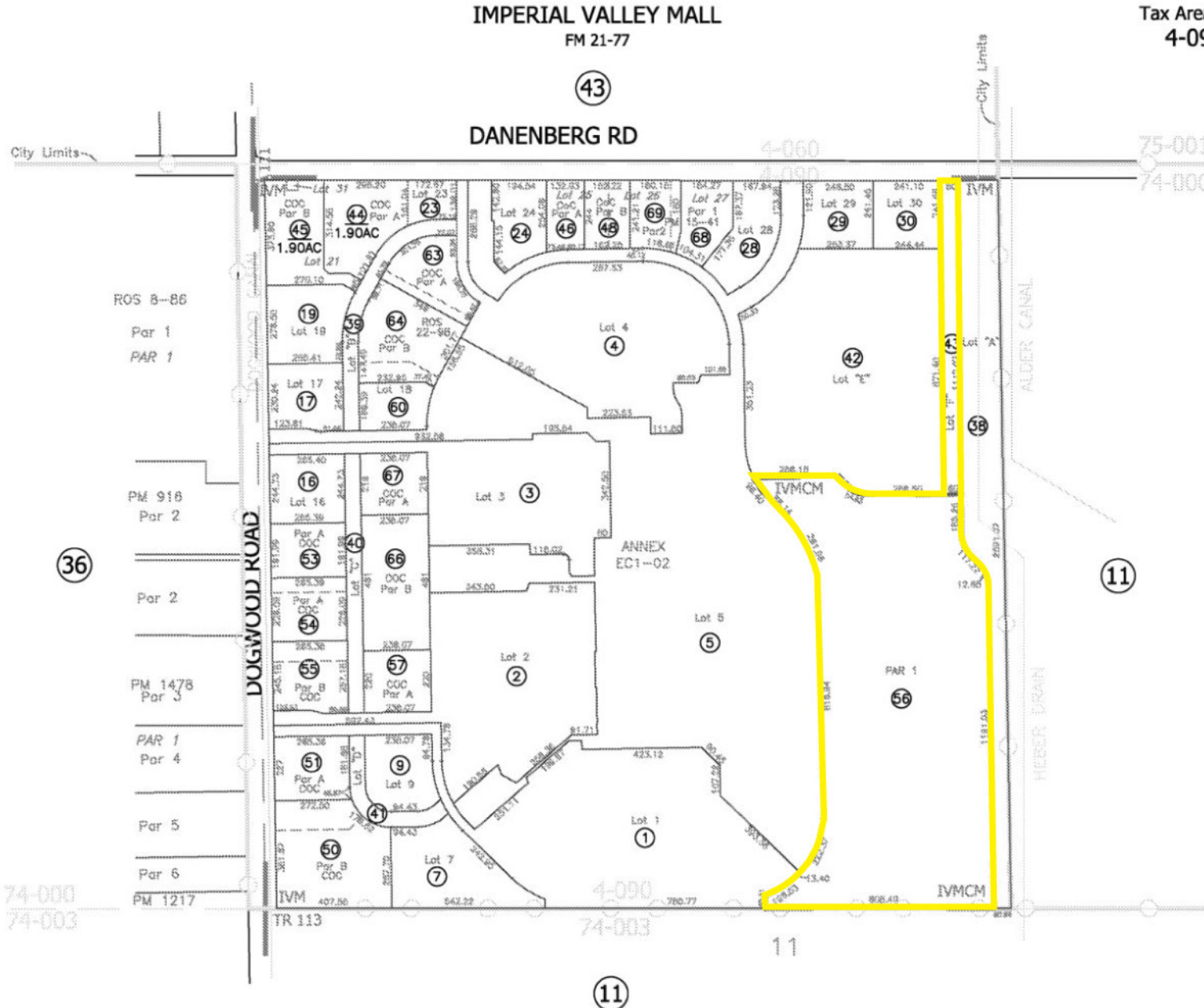
PARCEL MAP

RESIDENTIAL DEVELOPMENT OPPORTUNITY

El Centro, CA

Tax Area Code
4-090

54-53



PHOTOS

RESIDENTIAL DEVELOPMENT OPPORTUNITY

El Centro, CA

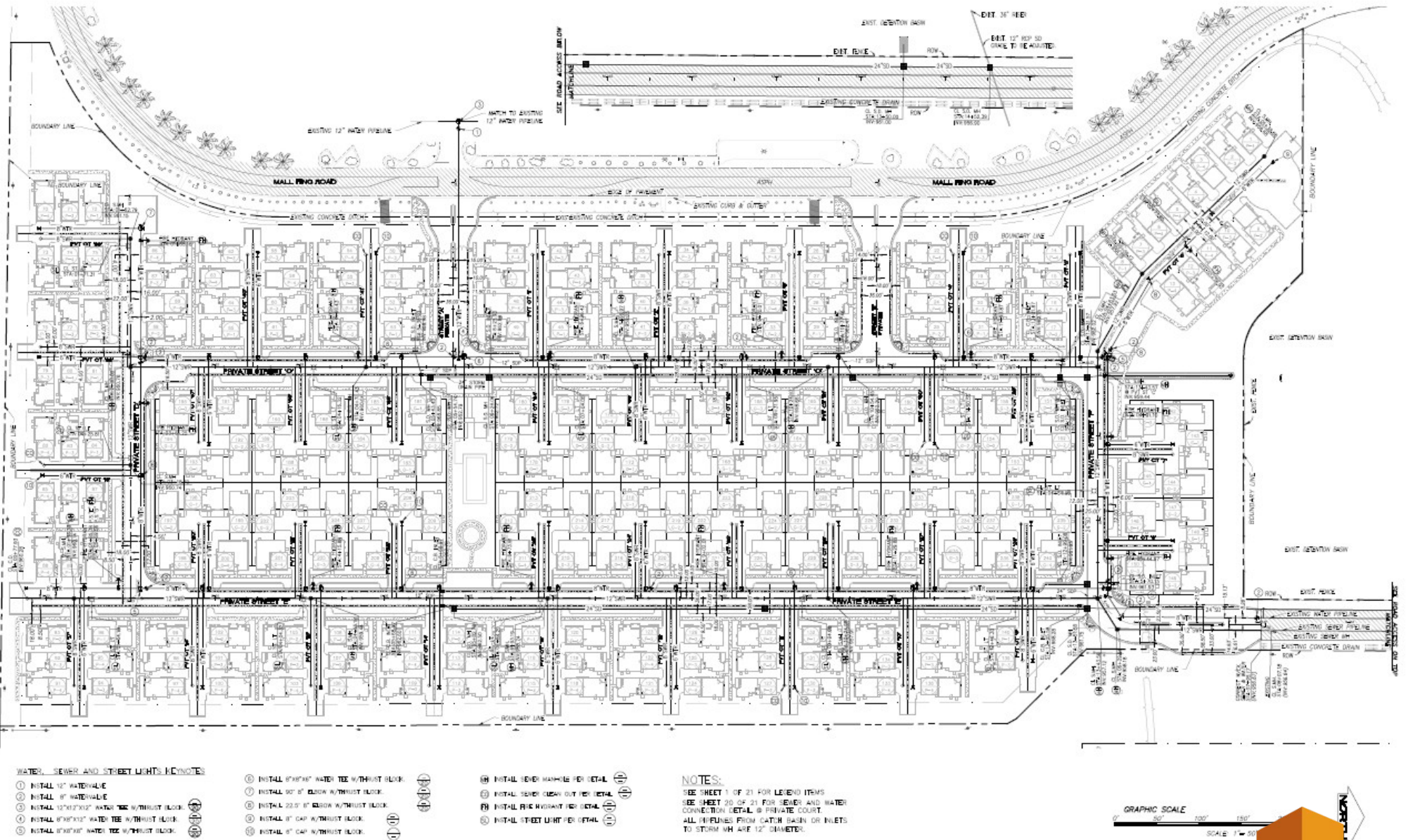


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SITE PLAN

RESIDENTIAL DEVELOPMENT OPPORTUNITY

El Centro, CA



WATER, SEWER AND STREET LIGHTS NOTES

1. INSTALL 12" WATER VALVE
2. INSTALL 8" WATER VALVE
3. INSTALL 12"x12" WATER TEE W/THRUST BLOCK
4. INSTALL 8"x8" WATER TEE W/THRUST BLOCK
5. INSTALL 12"x12" WATER TEE W/THRUST BLOCK

6. INSTALL 6"x6" WATER TEE W/THRUST BLOCK
7. INSTALL 90° 8" ELBOW W/THRUST BLOCK
8. INSTALL 22.5° 8" ELBOW W/THRUST BLOCK
9. INSTALL 8" CAP W/THRUST BLOCK
10. INSTALL 8" CAP W/THRUST BLOCK

11. INSTALL SEWER HATCH/POLE PER DETAIL
12. INSTALL SEWER CLEAN OUT PER DETAIL
13. INSTALL RISE HYDRANT PER DETAIL
14. INSTALL STREET LIGHT PER DETAIL

NOTES:

SEE SHEET 1 OF 21 FOR LEGEND ITEMS
SEE SHEET 20 OF 21 FOR SEWER AND WATER CONNECTION DETAIL @ PRIVATE COURT.
ALL PIPELINES FROM CATCH BASIN OR INLETS TO STORM MH ARE 12" DIAMETER.



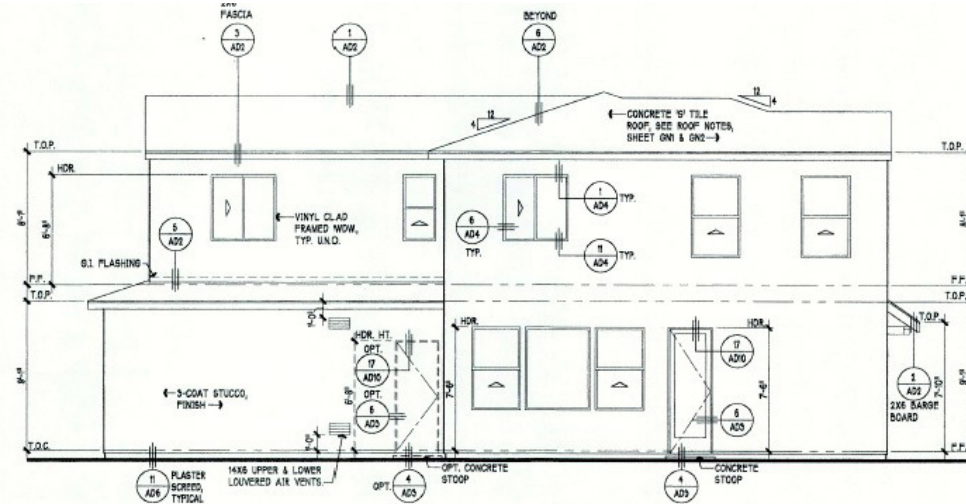
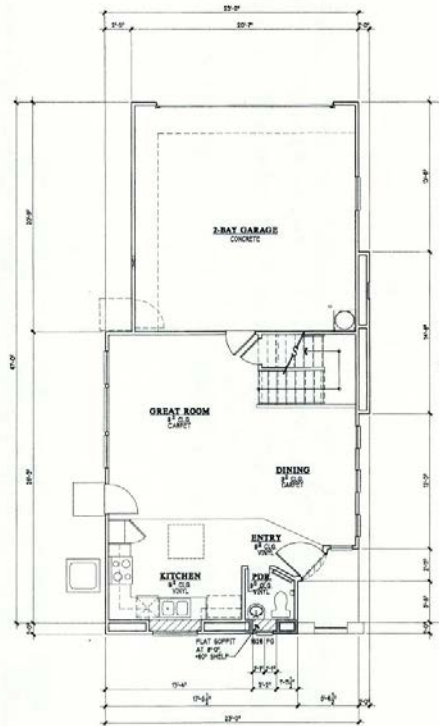
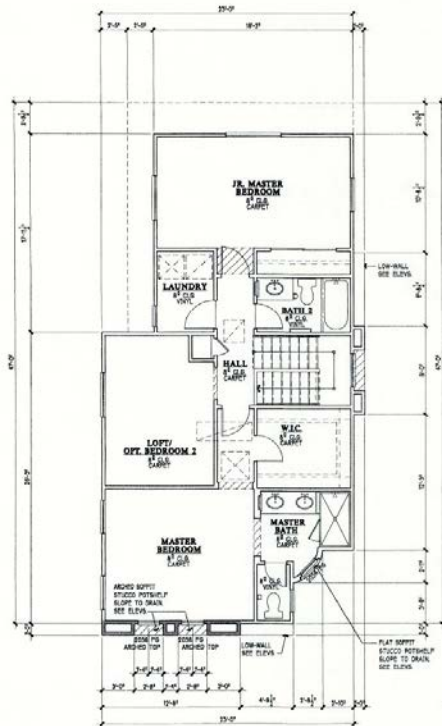
DEVELOPMENT

RESIDENTIAL DEVELOPMENT OPPORTUNITY

El Centro, CA

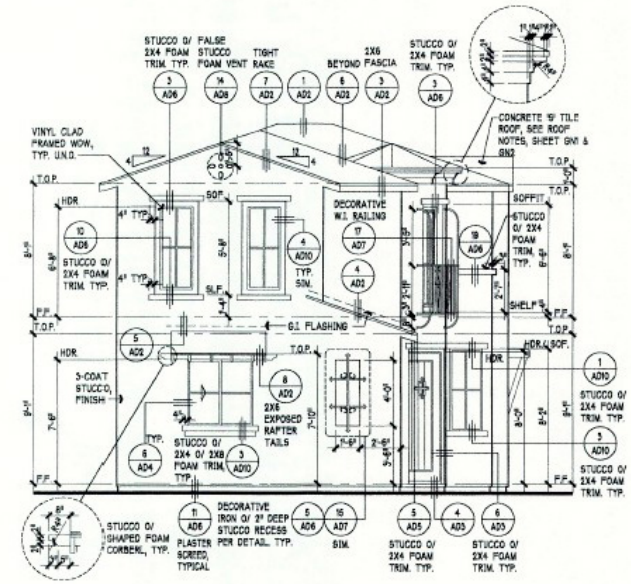
Paseo Homes

- 4 Plans consisting of 2-3 Bedroom + 2.5 Bath
- 2-Story Homes w/ 2-Bay Attached Garage
- 1,159 SF / 1,276 SF / 1,315 SF / 1,412 SF



LEFT

SPANISH COLONIAL

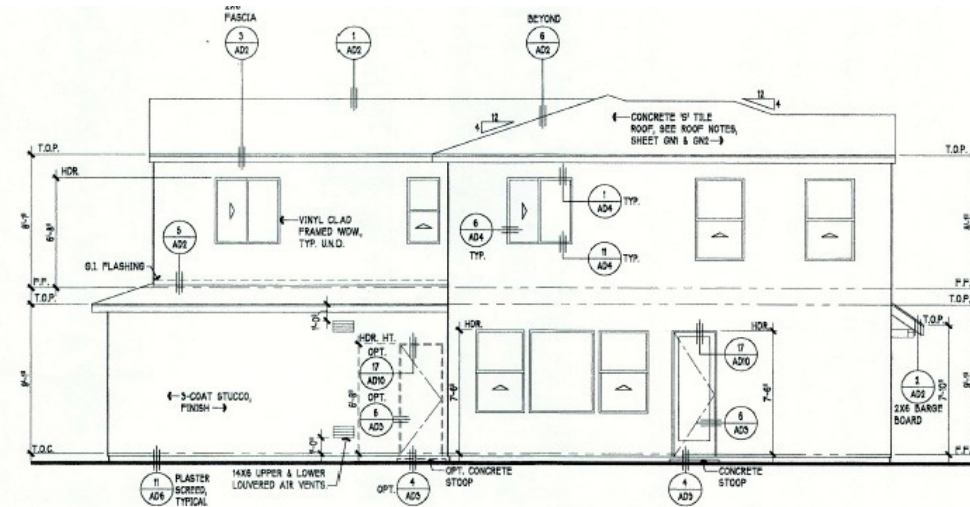
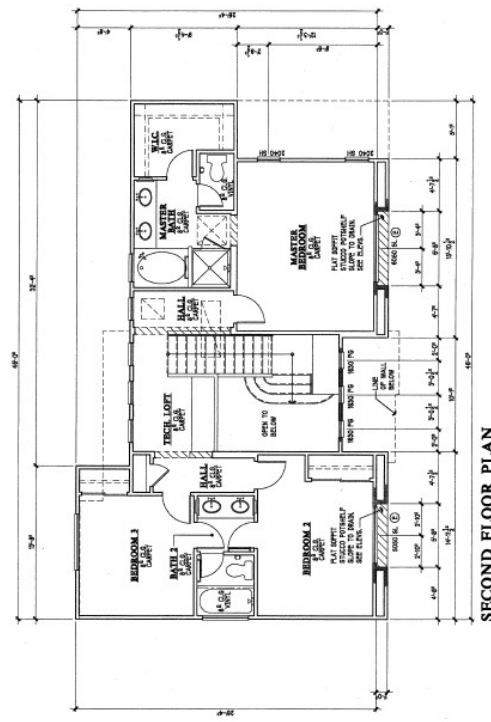
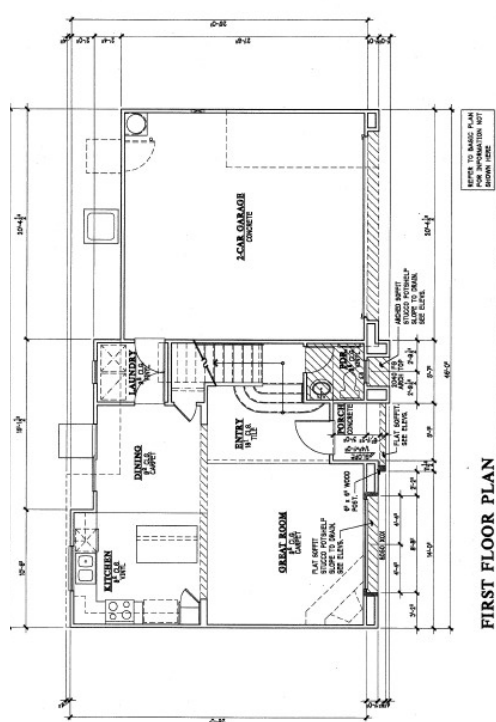


FRONT SPANISH COLONIAL

**Plans available in due diligence folder*

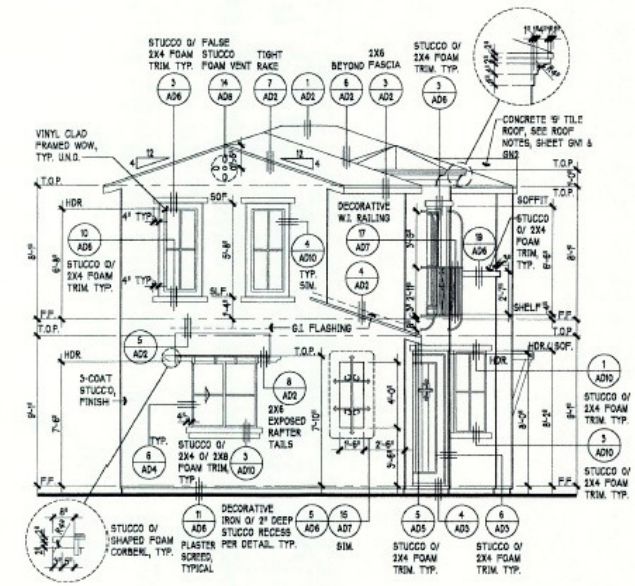
Garden Homes

- 4 Plans consisting of 3-4 Bedroom + 2.5 Bath
- 2-Story Homes w/ 2-Bay Attached Garage
- 1,459 SF / 1,620 SF / 1,798 SF / 1,941SF



LEFT

SPANISH COLONIAL



FRONT SPANISH COLONIAL

**Plans available in due diligence folder*

AREA INFORMATION

RESIDENTIAL DEVELOPMENT OPPORTUNITY

El Centro, CA



El Centro, CA is the largest city in Imperial County with a population of 44,316, followed by the cities of Calexico to the south and Brawley and Imperial to the north. El Centro serves as the county seat and is situated in the center of Imperial County straddling Interstate 8.

Imperial County has a population of approximately 180,000 and has always been one of the most productive agricultural regions in the world with a gross production value in excess of \$2.4 Billion in 2022. Over the last few decades, Imperial County has seen an influx of commercial activity and development with a strong presence and growth in other sectors, including:

Mineral / Lithium Extraction
Public Sector & Federal Government
Manufacturing

Renewable Energy - Geothermal/Solar/Wind
Retail & Hospitality
International Trade & Logistics

The region benefits from its close proximity to the city of Mexicali, Mexico-- the capital of the State of Baja California with a population of over 1,100,000. The City of Mexicali has one of the highest per capita incomes in Mexico along with some of the lowest unemployment and crime rates. The two vehicle/pedestrian ports of entry in Calexico combine for the 3rd busiest border crossing in the USA. And there are over 200 maquiladoras that operate in Mexicali, including companies such as: Honeywell, Gulfstream, Cardinal Health, BF Goodrich's aerospace division, Mitsubishi, Daewoo, Kenworth, Black & Decker, Sony, and others.

In total, the trucks crossing the ports of entry in Imperial County carry an estimated \$20 Billion in exports and imports annually. Additionally, the region serves as a vital rail link for trade with the Union Pacific Railroad (UPR) and Carrizo Gorge Railway (CGR) providing freight service to and from Imperial Valley with direct routes to

Imperial County is also experiencing new growth in lithium extraction at the Salton Sea. The earth below the southern portion of the Salton Sea is rich in hot, mineral-abundant geothermal brine that contains some of the world's largest deposits of lithium, a valuable metal that the auto industry needs as it shifts to making electric cars. The Salton Sea has been dubbed "Lithium Valley" which would establish the region as a global production hub that could employ thousands of workers and propel the economic future of the region for generations to come.



FOR SALE | DEVELOPMENT OPPORTUNITY

Vested for 240 Detached Townhomes

1558 - 1560 Dogwood Road, El Centro, CA 92243

FOR MORE INFORMATION, PLEASE CONTACT

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COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

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