



# LAND FOR SALE

839 E. Cole Boulevard  
Calexico, CA 92231

PRESENTED BY

**DANIEL BONIN**  
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**PATRICK MURAD**  
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## DISCLAIMER

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No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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# PROPERTY OVERVIEW

- 839 E. Cole Blvd, Calexico, CA 92231
- Total Acreage: +/- 5.10 AC
- Sale Price: \$1,100,000
- Zoning: Commercial Highway (CH)
- Jurisdiction: City of Calexico
- Close proximity to CA-98 from Bowker Rd. and E. Cole Blvd.
- +/- 20 minutes driving distance from the US/Mexico border

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# PARCEL VIEW



Approximately 20 minutes driving distance to US/Mexican Border

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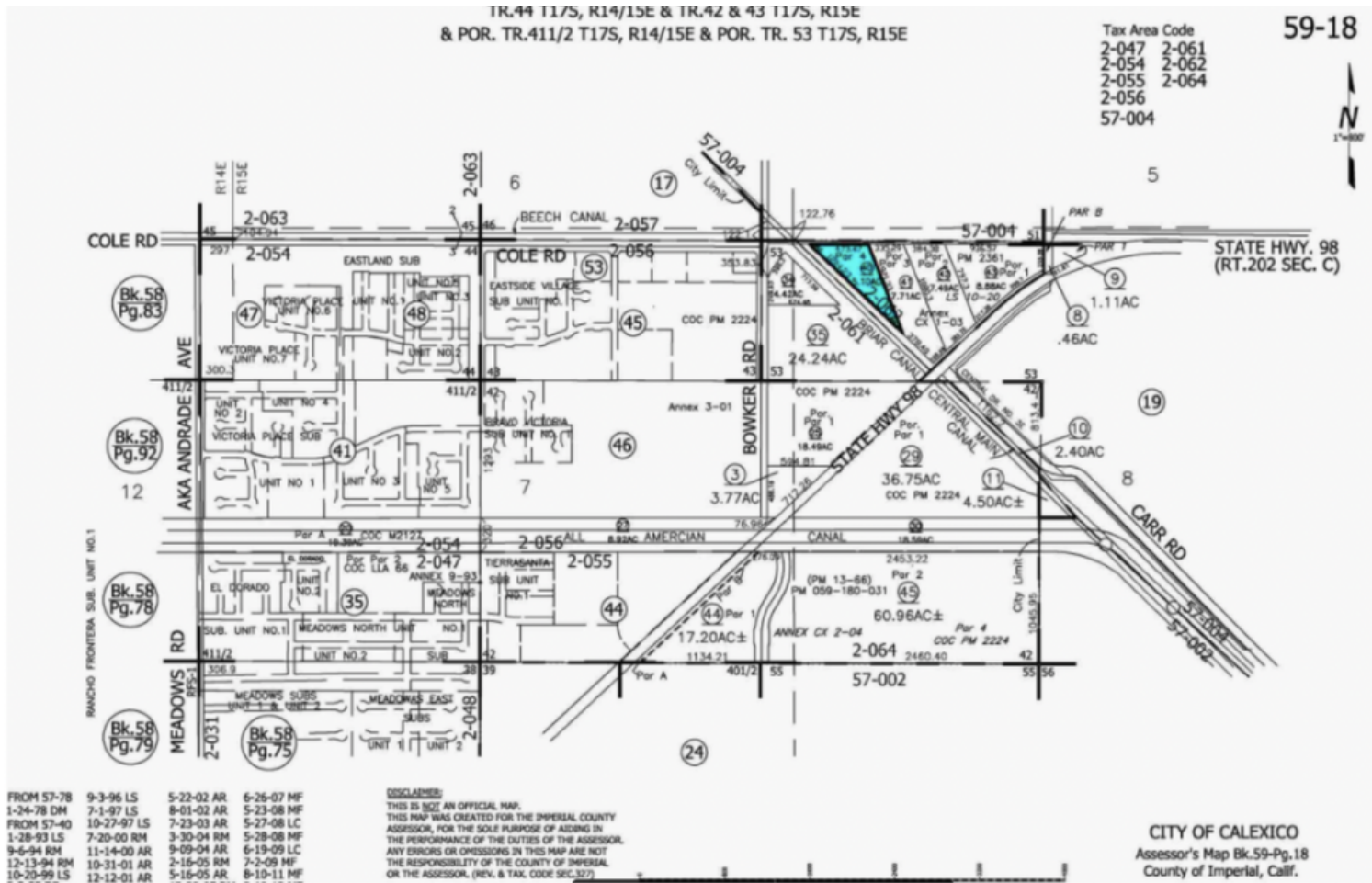
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# TAX MAP



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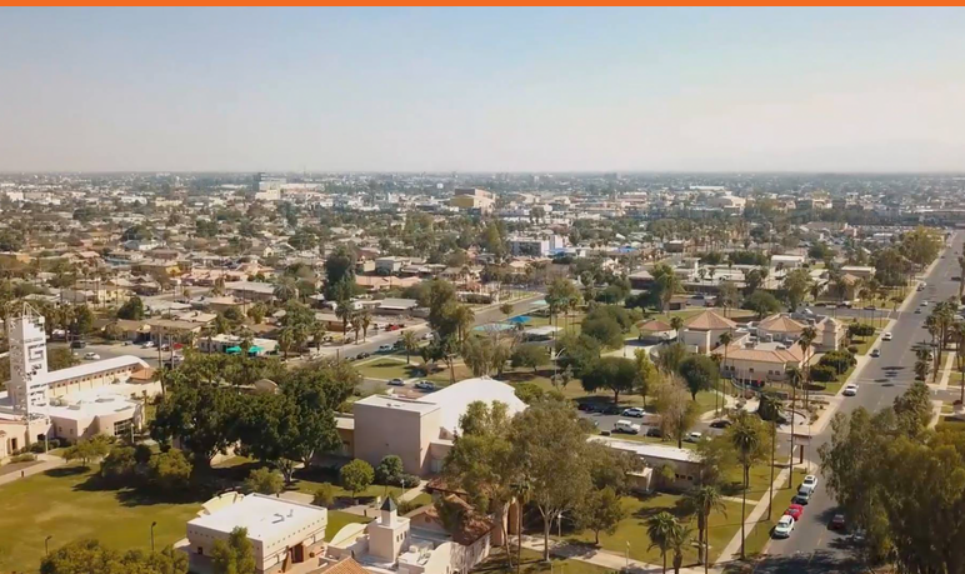


# DEMOGRAPHICS OF CALEXICO

## *In 2020:*

- population is approx. 39,000 people with a 0.02% increase in population annually since 2011
- the average household size is 5.05 people
- 55.5% of all residents are native Calexico-born

\* sourced from the US Census Bureau



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