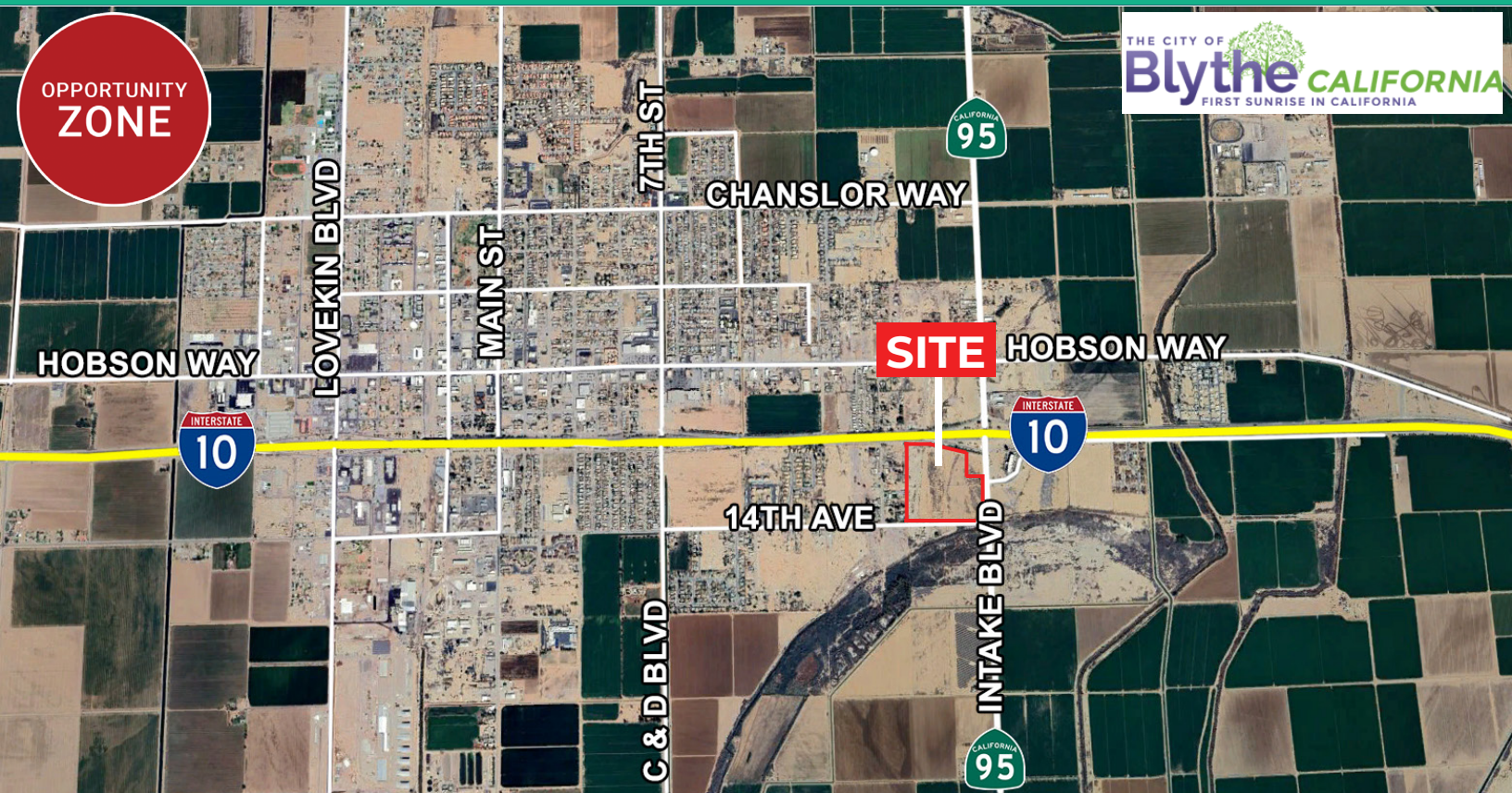




34.18 ACRES BLYTHE GREEN COMPLEX

INTERSTATE 10 & US 95 OFF-RAMP, BLYTHE

OPPORTUNITY ZONE

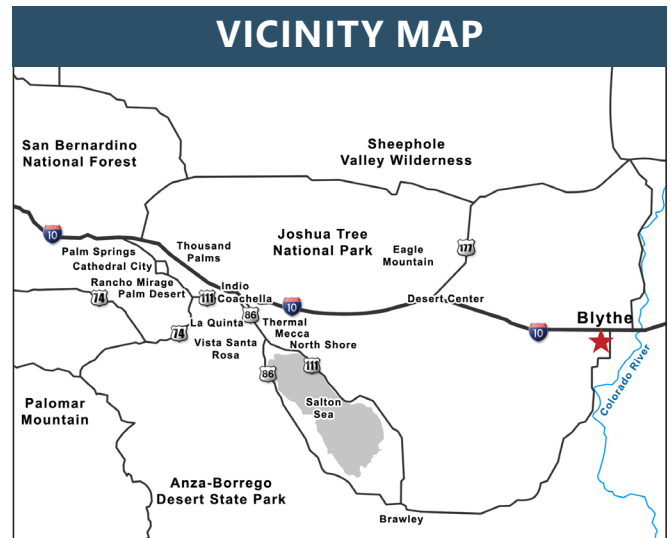


1851 E 14TH AVE./INTAKE BLVD., BLYTHE, CA

FEATURES

- Priced to sell fast - sold in 2019 for \$2,750,000
- Proposed Blythe Green Complex with 12 Buildings - CEQA approved
- Approx. 40,000 to 50,000 s/f for indoor grow & processing operations (cultivation units)
- One Ancillary building of 31,000 s/f containing manufacturing, processing & distribution services
- One Ancillary building of 30,000 s/f for administration, security & maintenance services
- Easy on and off access to Interstate 10 freeway
- Great I-10 Visibility

ASKING PRICE: \$1,950,000 (\$1.31 S/F)



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34.18 ACRES COMMERCIAL LAND

AERIAL & SITE AMENITIES



Directions: Traveling east on Interstate 10 towards Blythe, take exit 241 for Intake Blvd./US-95. Turn right (south) the property is 400 feet from the Interstate 10 freeway.

SITE AMENITIES

- **Zoning:** C-G; General Commercial, which allows operation of cannabis related business.
- **General Plan:** C-G; General Commercial
- **APN:** 854-110-013
- **Parcel Size (According to County Assessor's Info):** 34.18 Acres
- **Utilities:** Electric: on 14th Ave
Domestic Water: on Intake Blvd. & 14th Ave
Sewer: on Intake Blvd. & 14th Ave
- **Current Use:** Vacant Land
- **Adjacent Uses:** Residential, vacant land, industrial, hotel
- **Opportunity Zone:** Yes, Zone D
- **Flood Zone:** No
- **Earthquake Fault Zone:** No
- **Topography:** Flat
- **Traffic Count:** 30,786 cars per day
- **Improvements:** Chain Link Fence
- **Terms:** Cash
- **Comments:** 1851 E 14th Ave is a great logistical location at the immediate off-ramp of I-10 & US 95 (Intake Blvd.) in Blythe, CA. Blythe is located 225 mi East of Los Angeles and 150 mi west of Phoenix, AZ.

COMPLETED REPORTS

- CEQA
- Record of Survey
- Final Conditions of Approval
- Geo-technical Report
- Hydrology Report
- Final Site Plan for 12 Buildings
- Building Plans
- Zoning Verification Letter
- Traffic Impact Analysis
- Biological Resource Report
- Phase 1 - ESA Report Noise



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.