

2 PARCELS OF LAND FOR SALE

968 Acres
Imperial County, CA 92004



Offering Summary

Property Type:	Land
Zoning:	S-2 (Open Space/Preservation)
Sale Price:	\$2,420,000
Lot Size:	968 Acres
Price / Acre:	\$2,500
APN's:	018-170-001 (648.20 acres), 018-170-019 (320 Acres)

Property Overview

These two parcels of vacant land are located within close proximity to a solar field and receive plenty of sunlight; making these parcels primed for solar production and additional energy-related opportunities.

S-2 zoning allows for many uses not limited to solar and the deployment of solar fields in desert regions is feasible with the appropriate permits. However, the purchaser of these parcels will render government incentives and rebates in an attempt to reinforce the importance of energy generation efforts.

Location Overview

Imperial County, CA, offers a compelling opportunity for solar building investors. With the property's expansive 968 acres, the area is primed for growth and development. Nestled near the picturesque Salton Sea and Westside Recreation Area, it combines natural beauty with commercial potential. The proximity to major transportation routes, such as I-8 and Highway 111, ensures seamless connectivity for businesses. Notably, Imperial County serves as a hub for renewable energy projects, making it an attractive prospect for forward-thinking investors. This strategic location, combined with the area's unique charm and growth potential, positions it as an ideal investment opportunity for solar building ventures.

Jim Towery
760.779.4008 (Direct)
jim@johnsoncommercial.net
CalDRE #01375777

760.779.4000
72000 Magnesia Falls Drive
Rancho Mirage, CA 92270
www.johnsoncommercial.net

2 PARCELS OF LAND FOR SALE

968 Acres
Imperial County, CA 92004



Jim Towery
760.779.4008 (Direct)
jim@johnsoncommercial.net
CalDRE #01375777

760.779.4000
72000 Magnesia Falls Drive
Rancho Mirage, CA 92270
www.johnsoncommercial.net



2 PARCELS OF LAND FOR SALE

968 Acres
Imperial County, CA 92004



Jim Towery
760.779.4008 (Direct)
jim@johnsoncommercial.net
CalDRE #01375777

760.779.4000
72000 Magnesia Falls Drive
Rancho Mirage, CA 92270
www.johnsoncommercial.net

Johnson Commercial Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



2 PARCELS OF LAND FOR SALE

968 Acres
Imperial County, CA 92004



Jim Towery
760.779.4008 (Direct)
jim@johnsoncommercial.net
CalDRE #01375777

760.779.4000
72000 Magnesia Falls Drive
Rancho Mirage, CA 92270
www.johnsoncommercial.net

Johnson Commercial Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.