

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 forwardthinking 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.

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

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



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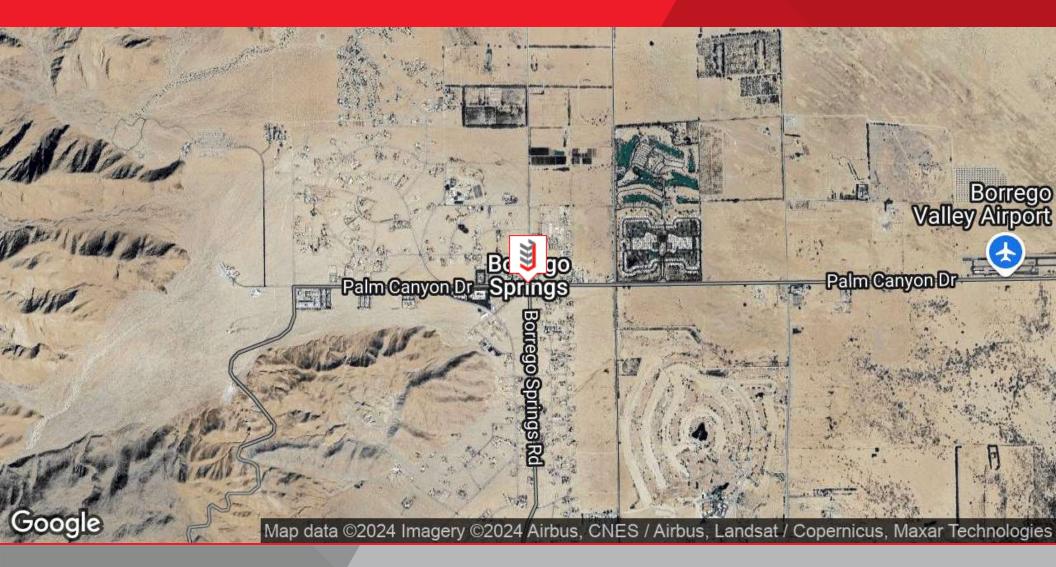
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