

ENTERTAINING ALL OFFERS!

For Sale, Lease, or Joint Venture

10.5+ Acres – Commercial/Residential

2712 S. 4th St, El Centro, CA 92243

SAMUEL CRYAN
RE/MAX DYNASTY
619-708-5918

LICENSE #: 01906223
SAMUELCRYAN@GMAIL.COM

For Sale-Lease-Joint Venture

Entertaining All Offers!



2.5+ ACRES COMMERCIAL

- 3,100 Sq. Ft. Warehouse
- Zoned: Commercial Tourism (CT)
- 238' Frontage 334' Depth
- 16 Ft. Door Entry



8+ ACRES RESIDENTIAL/RV PARK

- Up to 59 Homes
- Factory or Construction
- Surrounded by new infrastructure and thriving businesses



JOINT VENTURE

Pitch us your idea!

Investment Facts

Construction Surrounding This 10.5 Acres Is in Full Swing!

This is a rare and exciting development opportunity for a franchise, business, investor, or developer to establish themselves in a thriving community

- Prime Location: Situated in a busy area of El Centro, CA
- High Traffic: Over 20,000 vehicles pass by daily
- Numerous franchises, government entities, and businesses within a 1-mile radius
- A brand-new, state-of-the-art California Highway Patrol building nearing completion next door
- A new courthouse and car dealership in the vicinity
- 288 residential units planned construction next door
- Conveniently located near a highway exit.

Joint Venture?

RV Park, Storage Units, Fitness Center, Dining, Lodging, Car Rental, Retail?





Get In Touch

PHONE NUMBER

619-708-5918

EMAIL & WEBSITE

www.cryanrealestate.com
Samuelcryan@gmail.com

SAMUEL CRYAN

Southern California, CA

APN: 053-740-055-000 & APN: 053-740-056-000

Warehouse Gallery

Interior of warehouse



Warehouse Gallery

Interior of warehouse



PARCEL MAP NO. 20-01

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF TRACT 88, TOWNSHIP 18 SOUTH, RANGE 14 EAST, S.B.M., IN THE CITY OF EL CENTRO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA.

SHEET 1 OF 1

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DARLENE POWERS, ON OCTOBER 13, 2018.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS SHOWN ON THIS MAP ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN SUCH POSITIONS WITHIN 90 DAYS OF THE RECORDATION OF THIS PARCEL MAP), AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

VICTOR RODRIGUEZ-FERNANDEZ
PLS 5335

DATE

ACTING CITY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED BY ME AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DAVID BELTRAN, PLS 8482
ACTING CITY SURVEYOR

DATE

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND SUBDIVISION ORDINANCES OF THE CITY OF EL CENTRO APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE HAVE BEEN COMPLIED WITH.

ABRAHAM CAMPOS, R.E.L. 70281
CITY ENGINEER
CITY OF EL CENTRO

DATE

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PARCEL MAP NO. 053-740-053 (CITY PARCEL MAP NO. 20-01) HAS BEEN APPROVED BY THE ACTING CITY SURVEYOR FOR RECORDATION PURSUANT TO EL CENTRO CITY CODE SECTION 24-14" AS BEING IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE TENTATIVE PARCEL MAP THEREFORE WHICH WAS APPROVED BY THE CITY PLANNING COMMISSION, RESOLUTION NO. 21-01, ADOPTED ON JANUARY 12, 2021, THIS MAP INCLUDING ALL LAND OFFERED FOR DISPOSITION AS SHOWN HERewith IS HEREBY ACCEPTED SUBJECT TO IMPROVEMENT ON BEHALF OF THE PUBLIC.

SIGNED:

NORMA WILES
EL CENTRO CITY CLERK

COUNTY RECORDERS STATEMENT:

FILED THIS _____ DAY OF _____, 2021, AT _____, N.

IN BOOK _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF
DARLENE POWERS.

CHUCK STOREY
IMPERIAL COUNTY RECORDER

CERTIFICATES RECORDED:

THE FOLLOWING DOCUMENTS WERE RECORDED CONJUNCTLY AS OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL IN SUPPORT OF THIS PARCEL MAP.

TITLE: OWNER'S CERTIFICATE DOCUMENT NO. _____
OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA.

TITLE: SUBDIVISION GUARANTEE DOCUMENT NO. _____
OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA.

TITLE: TAX CERTIFICATE DOCUMENT NO. _____
OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA.

TITLE: DEED OF TRUST DOCUMENT NO. _____
OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA.

TITLE: _____ DOCUMENT NO. _____
OFFICIAL RECORDS, IMPERIAL COUNTY, CALIFORNIA.

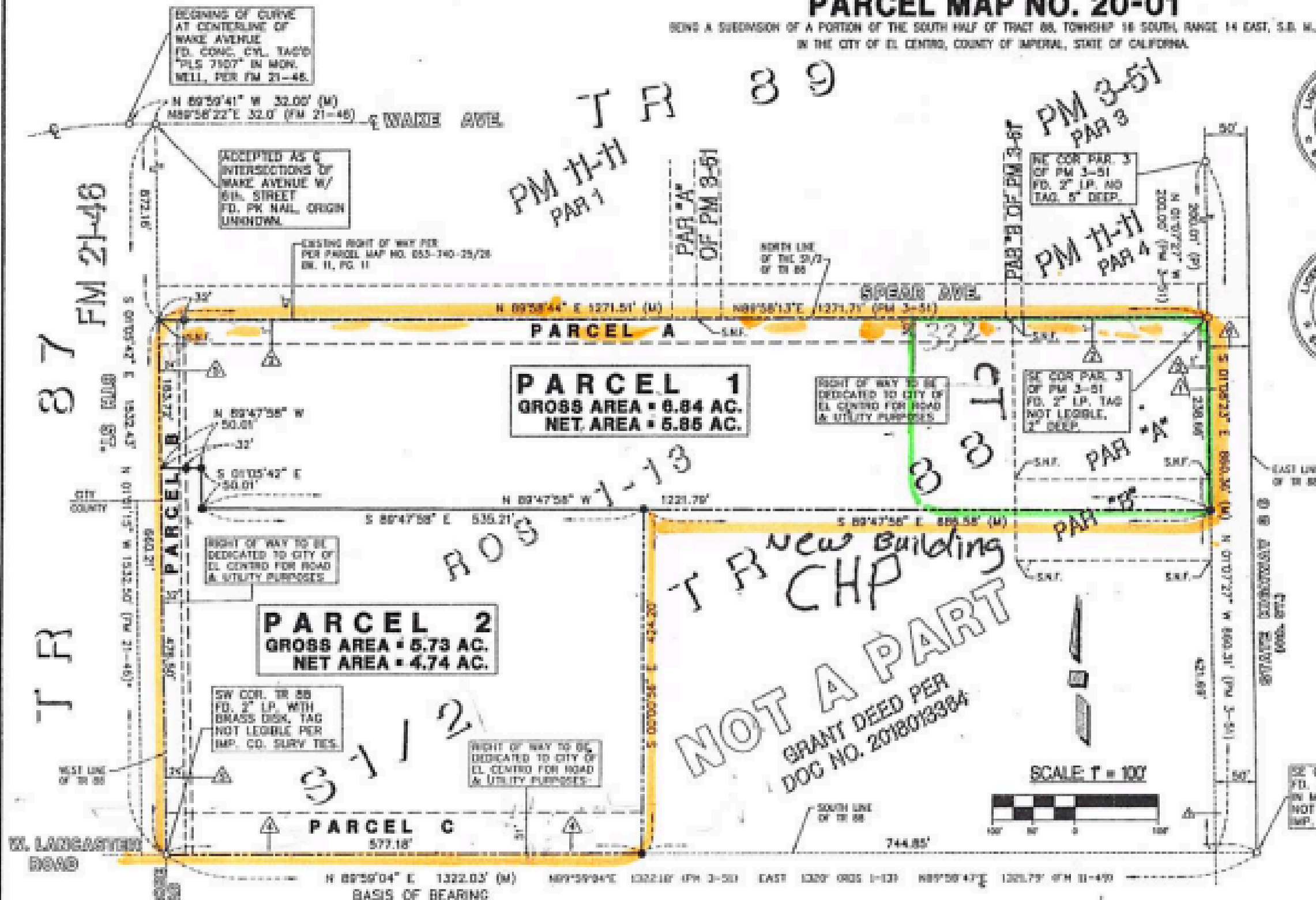
BASIS OF BEARINGS:

THE BEARING OF N 89°58'04" E, WHICH IS THE BEARING OF THE SOUTH LINE OF TRACT 88, TOWNSHIP 18 SOUTH, RANGE 14 EAST, S.B.M., IN THE CITY OF EL CENTRO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP M-918 ON FILE IN BOOK 3, PAGE 51, IN THE IMPERIAL COUNTY RECORDERS OFFICE.

LEGAL DESCRIPTION:

THE SOUTH HALF OF TRACT 88, TOWNSHIP 18 SOUTH, RANGE 14 EAST, S.B.M., IN THE CITY OF EL CENTRO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED JULY 18, 2018 AS DOCUMENT NO. 2018013384 OF OFFICIAL RECORDS.



LEGEND:

- PARCEL MAP BOUNDARY
- NEW PARCEL LINE
- EASEMENT LINE
- NEW RIGHT OF WAY LINE
- FOUND MONUMENT AS NOTED
- SET 1-1/2" IRON PIPE TAGGED PLS 5335
- S.N.F. SEARCHED, NOTHING FOUND
- (M) INDICATES MEASURED DATA

SIGNATURE OMISSION STATEMENT:

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED PURSUANT TO SECTION 664.26 (8) OF THE SUBDIVISION MAP ACT IN THAT THEIR INTERESTS CAN NOT BE OPEN INTO A FEE:

- AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF AS GRANTED IN A DOCUMENT.
GRANTED TO: SOUTHERN CALIFORNIA POWER COMPANY
PURPOSE: FOR POLE LINES AND INCIDENTAL PURPOSES
RECORDED: JULY 18, 1930 IN BOOK 280, PAGE 420 OF OFFICIAL RECORDS
AFFECTS: NOT AFFECTING THIS PROPERTY
- AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF AS GRANTED IN A DOCUMENT.
GRANTED TO: IMPERIAL IRRIGATION DISTRICT
PURPOSE: FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING A POWER LINE AND NECESSARY APPURTENANCES
RECORDED: AUGUST 20, 1935, IN DOCUMENT NO. 11 OF OFFICIAL RECORDS
AFFECTS: AS SHOWN HEREIN
- AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF AS GRANTED IN A DOCUMENT.
GRANTED TO: IMPERIAL IRRIGATION DISTRICT
PURPOSE: FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING A POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND, AND NECESSARY APPURTENANCES ATTACHED THERETO OR AS FROM TIME TO TIME MAY BE RECONSTRUCTED, ENLARGED OR OTHERWISE CHANGED.
RECORDED: APRIL 7, 1977, IN DOCUMENT NO. 58 IN BOOK 1288, PAGE 1394 OF OFFICIAL RECORDS
AFFECTS: THE WEST 24' OF THE PROPERTY.
- AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF AS GRANTED IN A DOCUMENT.
GRANTED TO: IMPERIAL IRRIGATION DISTRICT
PURPOSE: FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING A POWER LINE OR LINES, OVERHEAD AND/OR UNDERGROUND, AND NECESSARY APPURTENANCES ATTACHED THERETO OR AS FROM TIME TO TIME MAY BE RECONSTRUCTED, ENLARGED OR OTHERWISE CHANGED.
RECORDED: APRIL 7, 1977, IN DOCUMENT NO. 58 IN BOOK 1288, PAGE 1394 OF OFFICIAL RECORDS
AFFECTS: THE WEST 24' OF THE PROPERTY.

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RECORDED: APRIL 7, 1977, IN DOCUMENT NO. 58 IN BOOK 1288, PAGE 1394 OF OFFICIAL RECORDS
AFFECTS: THE WEST 24' OF THE PROPERTY.

CA Highway Patrol Almost Done



CA Highway Patrol Almost Done Time to Develop 10.5 Acres



Highway Exit Close
Many franchises, government
entities, and businesses within a 1
mile radius





LET'S TALK ABOUT YOUR INVESTMENT!

PHONE NUMBER

619-708-5918

EMAIL & WEBSITE

SamuelCryan@gmail.com

www.cryanrealestate.com

LOCATION

Representing Southern California



OVER 20 YEARS OF EXPERIENCE!

COMMERCIAL & RESIDENTIAL
PROPERTY MANAGEMENT
FRANCHISE, LAND, & BUSINESS SALES

LICENSE #: 01906223