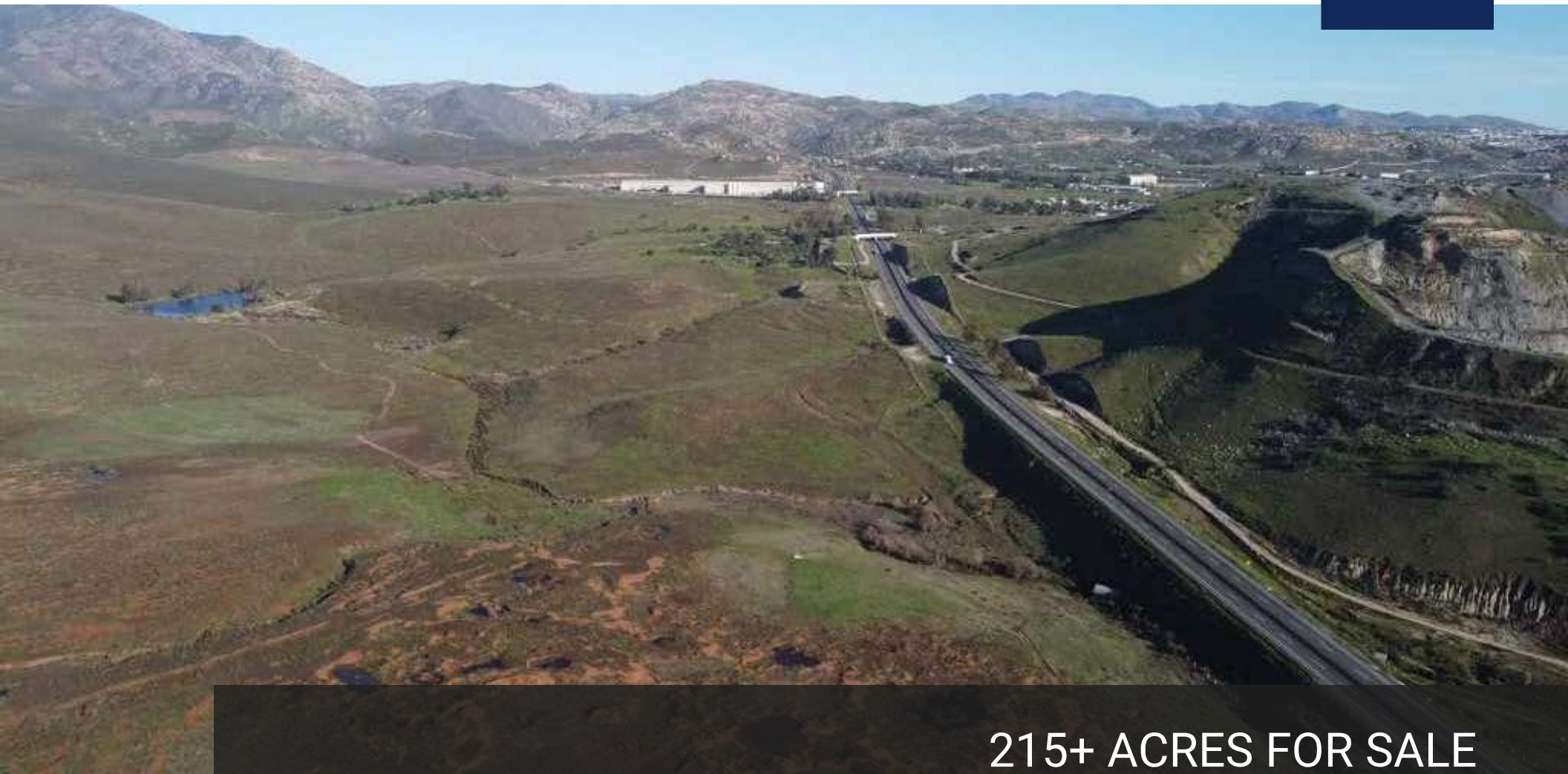


LAND FOR SALE

VALLE REDONDO

BAJA CALIFORNIA, MX



215+ ACRES FOR SALE



PRESENTED BY:

FINE PROPERTIES INTERNATIONAL

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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------|----------------|
| PRICE: | \$35,000,000 |
| LOT SIZE: | 215 Acres |
| PRICE / ACRE: | \$162,790/Acre |
| ACCESS: | Highway Exit |
| FRONTAGE: | Highway |
| ZONING: | Industrial |
| PERMITTED USES: | Manufacturing |

PROPERTY OVERVIEW

Located near the new industrial border crossing, subject property is a developer's dream. Adjacent to the "Dart de Tijuana" manufacturing plant, this former ranch is a mostly usable, flat terrain with Federal Hwy 2D frontage. Land contains a "mini lake," three water wells, and an existing ranch house (shell condition) with small grove of olive trees. Existing utility lines as well as a dedicated highway exit are all features of this new frontier of Mexican/American industrial development.

PROPERTY HIGHLIGHTS

PROPERTY PHOTOS



REGIONAL MAP



PROFESSIONAL BIO



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Geoffrey Turchin, more than 20 years of expertise working with Mexico. Specializing in industrial development and International Hospitality brings this unique opportunity to develop an industrial community for manufacturing and Live work opportunity to OTAY CROSSING II. 215 AC or 88 Hectares is just the beginning. Let us know if your desire is for more land to develop your industrial plant, complex, and park to greater density we can deliver it all.

Additionally, we are experts in Hospitality sales and development Internationally. Let us know your plans and needs so we can deliver the right product in the region of your interest. Call/Text/Email

We are ready to deliver

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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