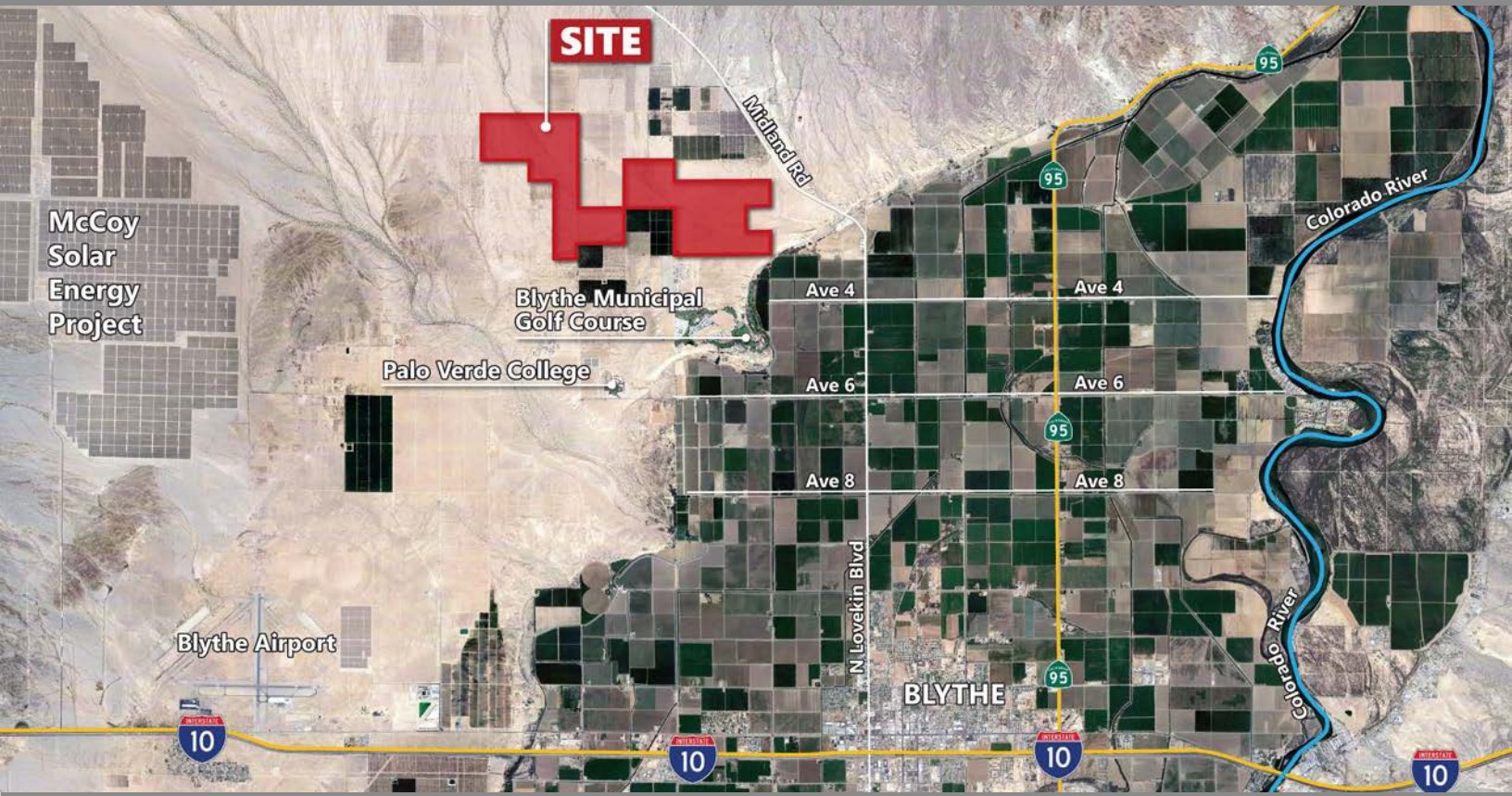


1,230.88 CONTIGUOUS ACRES

BLYTHE, CA



MIDLAND RD & 2ND AVENUE, BLYTHE, CA

FEATURES

- 1,230 contiguous acres
- Located north of Blythe just west of the Colorado River
- In the area of Mesa Verde, an unincorporated area and rapidly growing community
- Convenient location just off I-10
- Just three miles to Blythe Airport
- Priced to sell!

PRICE: \$1,846,320 (\$1,500/AC)

COACHELLA VALLEY



VICINITY MAP



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



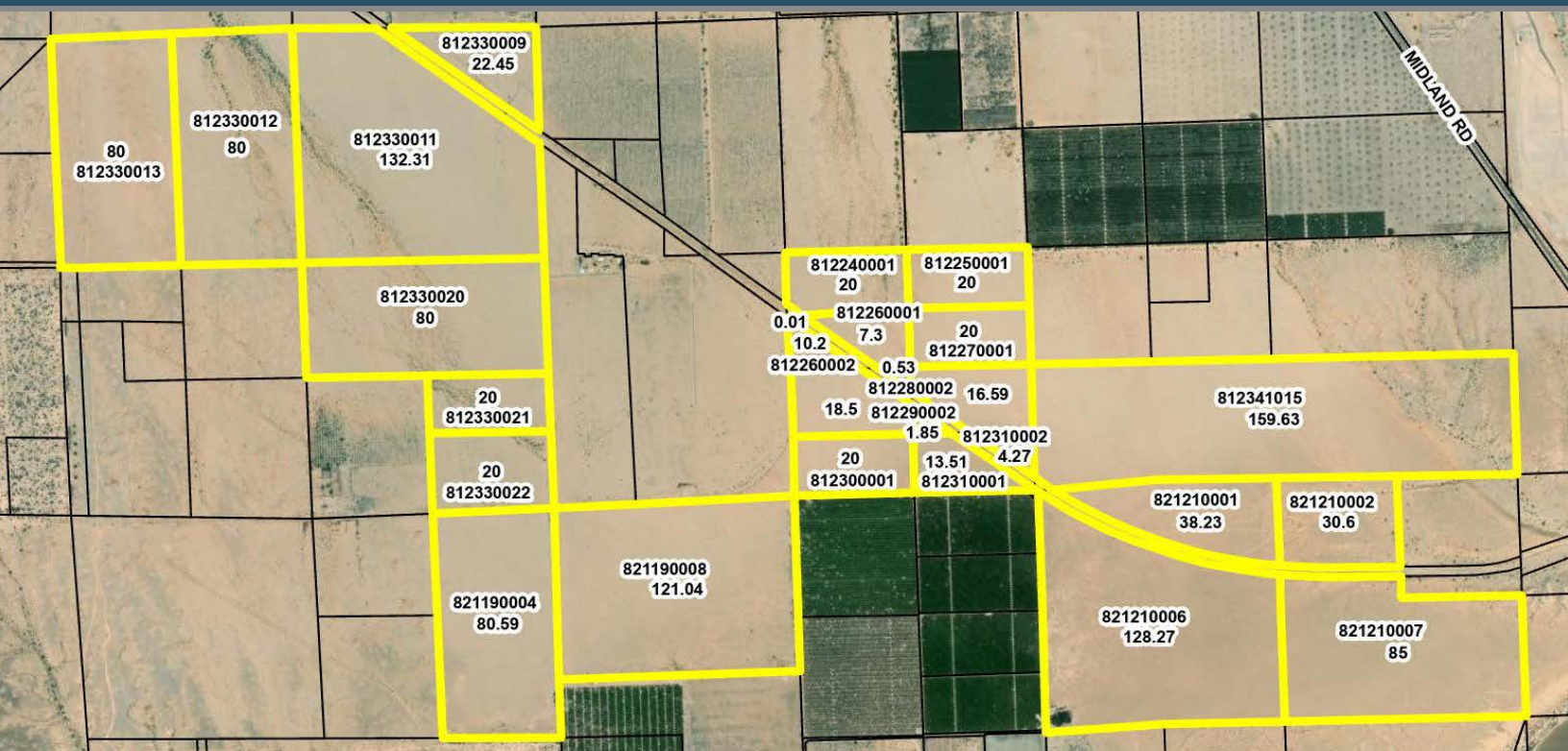
EMILY HARVEY

DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

DesertPacificProperties.com 760.360.8200

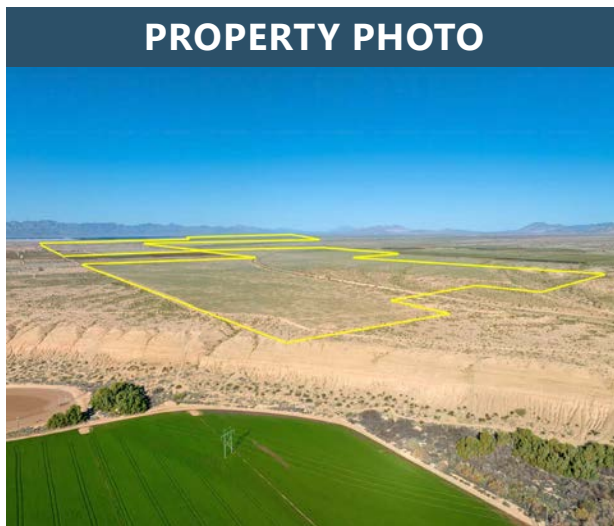
1,230.88 CONTIGUOUS ACRES

SITE DETAILS & AERIAL WITH APNS & ACREAGE



SITE DETAILS

- **Location:** Property is located west of Midland Rd on the north and south side of 2nd Ave north of Blythe, CA.
- **Zoning:** W-2-10 (Controlled Development, 10-acre min. lot size) & N-A (Natural Assets); SPR (Specific Plan Resort - Only APN: 821-210-006, 007)
- **General Plan:** AG (Agriculture); SPR (Specific Plan Resort - Only APN: 821-210-006, 007)
- **Parcel Size (According to County Assessor's Information):** 1,230.88 AC
- **APNs:** 812-240-001 (20 AC); 002 (0.01 AC); 812-250-001 (20 AC); 812-260-001 (7.3 AC); 002 (10.2 AC); 812-270-001 (20 AC); 812-280-001 (18.5 AC); 002 (0.53 AC); 812-290-001 (16.59 AC); 002 (1.85 AC); 812-300-001 (20 AC); 812-310-001 (13.51 AC); 002 (4.27 AC); 812-330-009 (22.45 AC); 011 (132.31 AC); 012 (80 AC); 013 (80 AC); 020 (80 AC); 021 (20 AC); 022 (20 AC); 812-341-015 (159.63 AC); 821-190-004 (80.59 AC); 008 (121.04 AC); 821-210-001 (38.23 AC); 002 (30.6 AC); 006 (128.27 AC); 007 (85 AC)
- **Utilities:** Domestic Water: None in the area
Sewer: None in the area
Electric: TBD
Irrigation Water: No
- **Comments:** Located in Blythe, where the Colorado River meets the California desert, offering unparalleled opportunities for outdoor enthusiasts. Blythe enjoys over 300 days of sunshine a year, and is conveniently located on major travel routes, just off of I-10. The subject property is located in the Mesa Verde area, an unincorporated area and rapidly growing community.



760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.