

OASIS AT LAS PALMAS

Improved 466 Lot Residential & Mobile Home Development in Opportunity Zone
NEC G. CLEVELAND AVE & E. COLE ROAD - CALEXICO, CA

- Mass Grading Completed for Entire Site
- 72 Lots are Finished with Roads Complete
- 76 Gross Acres - 466 Lots
- 2 10' Meters Installed
- Product can be Changed to all Mobile Homes or Single Family

Asking Price: \$9,750,000



- LOCATED IN AN OPPORTUNITY ZONE -

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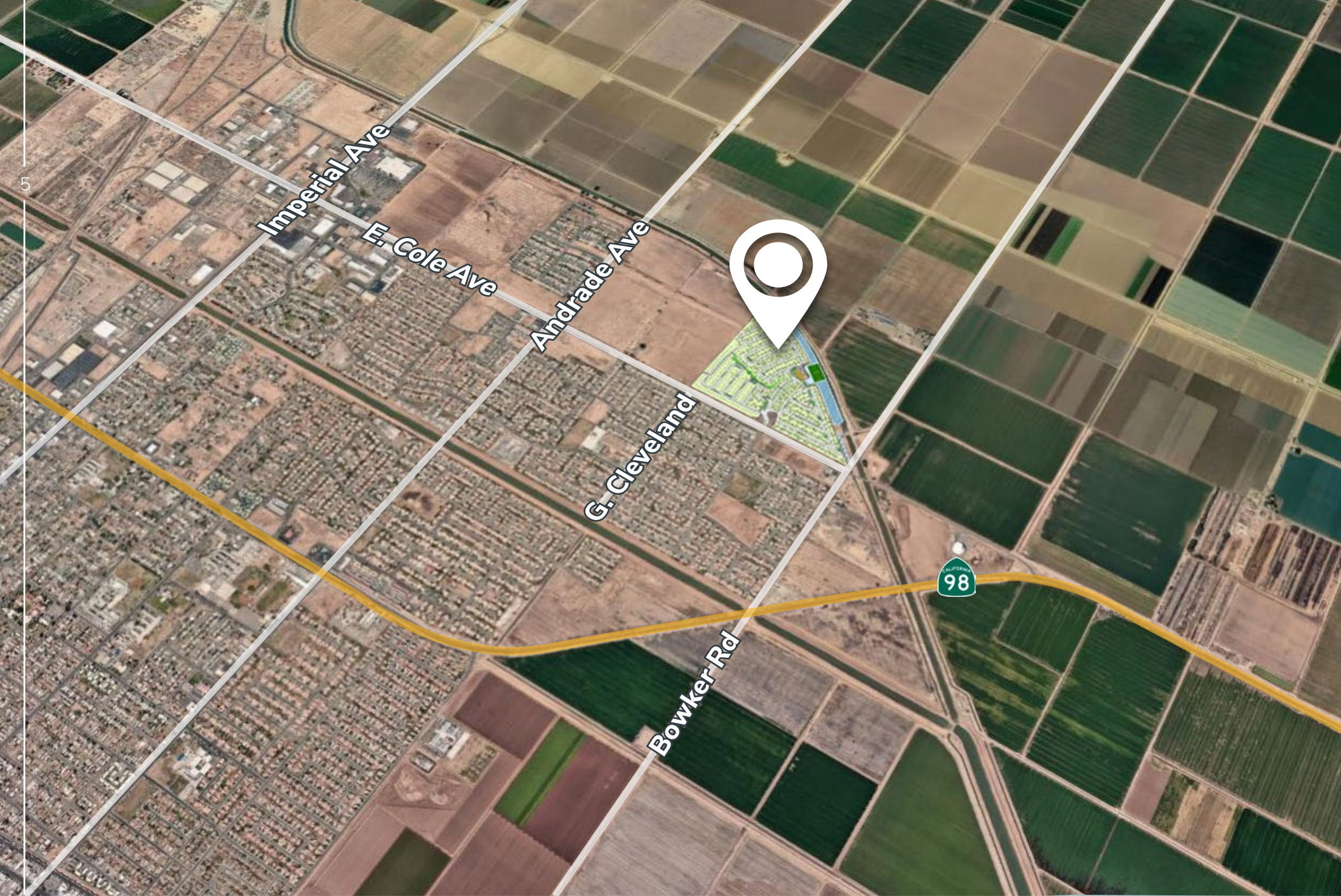
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E Cole Rd



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Imperial Ave

E. Cole Ave

Andrade Ave

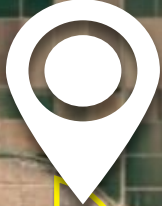
G. Cleveland

Bowker Rd

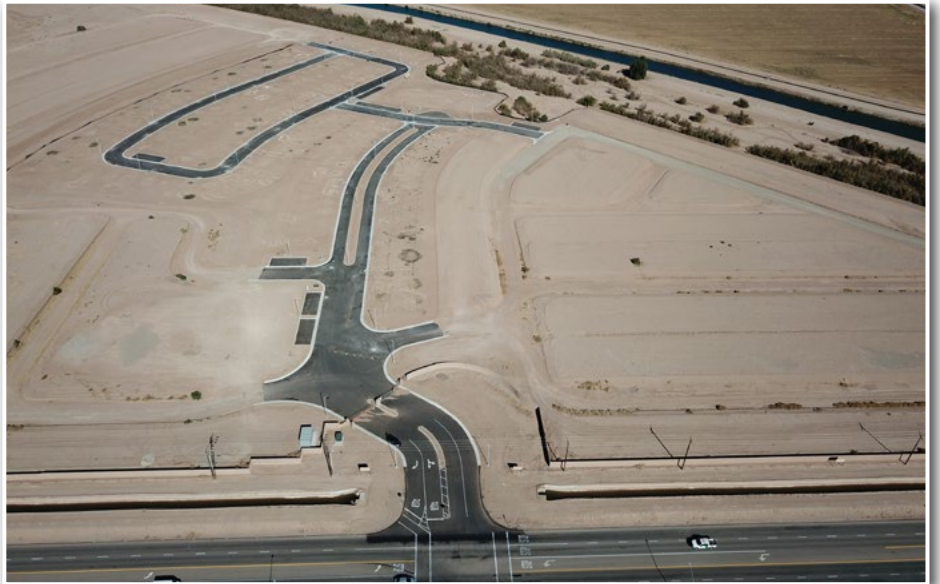


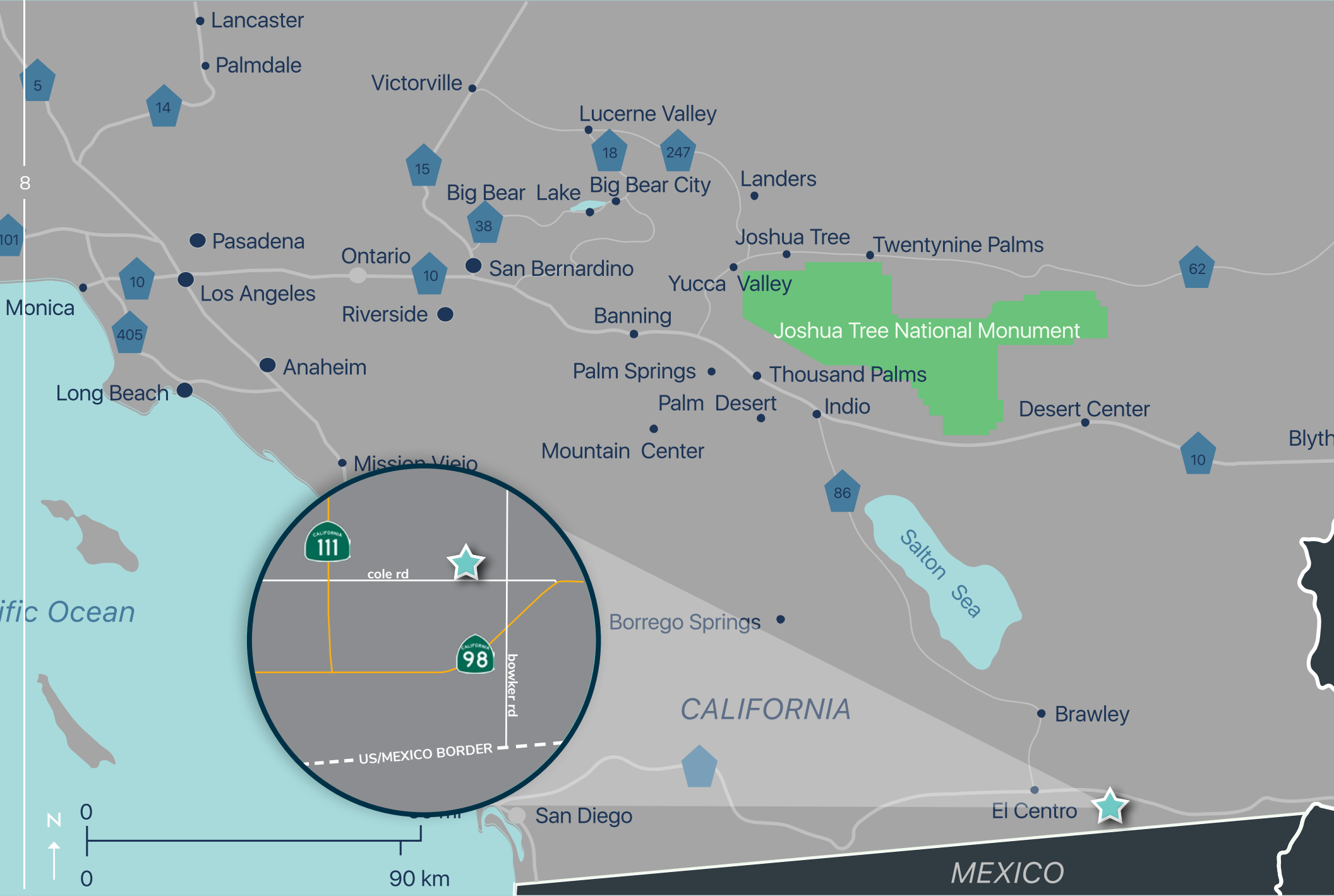
EL CENTRO

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MEXICO





location map

property information

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location:

The property is located in the City of Calexico in the County of Imperial and is just north of Highway 98. The site is positioned at the northeast corner of G. Cleveland Avenue & E. Cole Road. Surrounded by upcoming residential and retail development, this site will be an ideal acquisition target for developers, builders, or investors ready to capture future demand for commercial space.

jurisdiction:

City of Calexico

APN:

059-170-005-00

acreage:

76 Gross Acres

topography:

Flat

zoning:

MHP (Mobile Home Park)

max density:

7 Dwelling Units Per Acre

max height:

14' or 1 Story

entitlements:

Plan for 466 lots was approved on July 16, 2010. Approved on for 330 single family lots with 4 home concepts, 136 recreational vehicle lot, a soccer field and clubhouse.

project status:

The mobile home park has the 1st phase (total of 4 phases for 465 units) of 72 units and the clubhouse ready with installed sewer, water, power, and dry utilities ready to go vertical. Currently 4 home plans are permitted and can be used interchangeably in the development. Those 4 are shown on the colored site plan for reference.

services:

Water- Imperial Irrigation District

Sewer- City of Calexico

Electric- Imperial Irrigation District

Gas- SoCal Gas

Fire- Calexico Fire Department

Police- Calexico Police Department

asking price:

\$9,750,000

property information con't

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LIST OF IMPROVEMENTS:

Grading – The entire property has been mass graded.

Sewer – Main trunk line that connects to the City line goes from Grover Cleveland across future phases and all 72 finished lots have their laterals in.

Water – 2 10" water meters at opposite ends of the project are in which completed the water loop for the project.

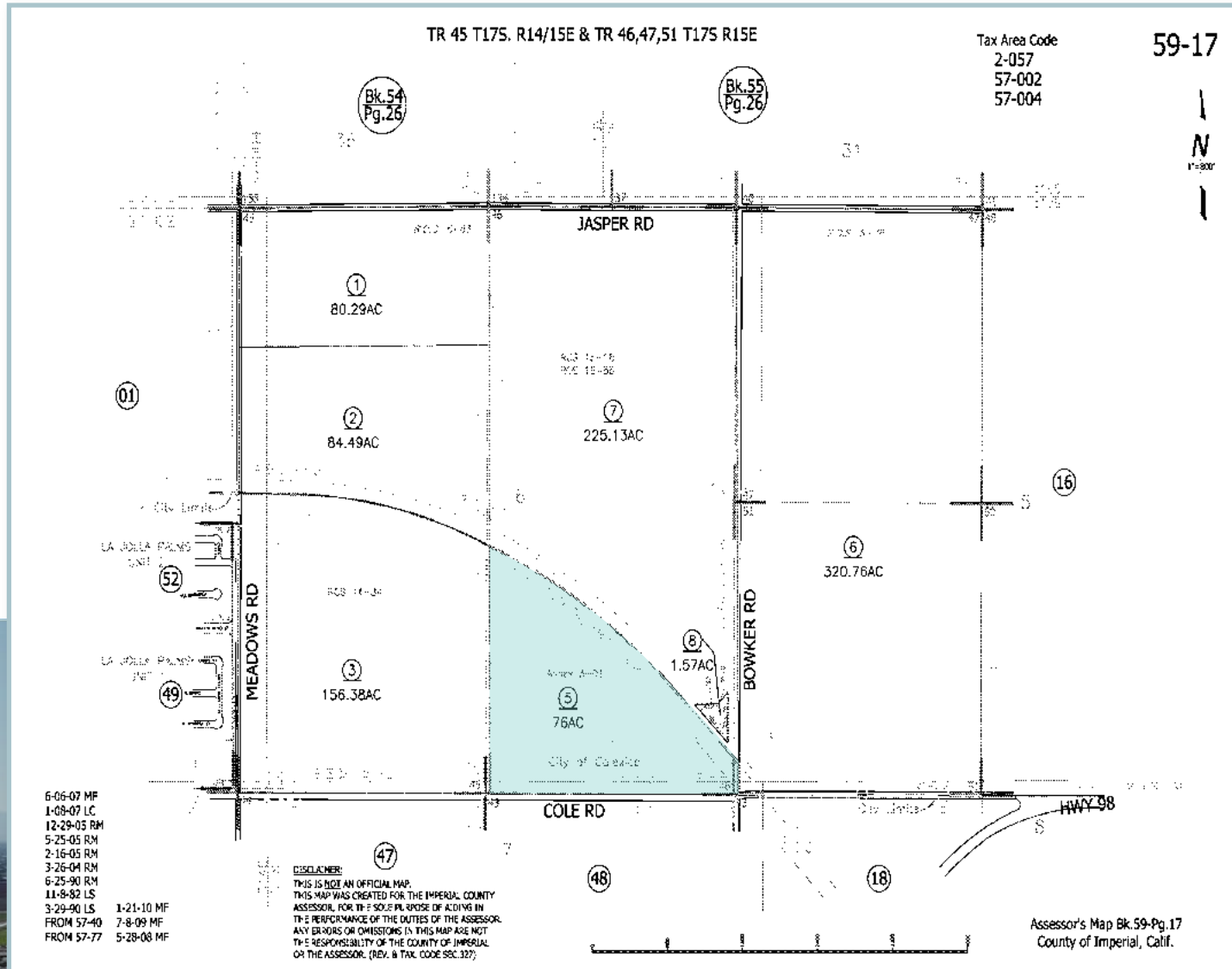
Electrical – The main drop and transformer is installed which is located right next to the entrance including the primary that goes from the entrance to the clubhouse and feeds all 72 homes. Future lots will need to connect to the backbone.

Street improvements – There is rolled curb, site lighting, and asphalt from the entrance to the clubhouse and throughout the 1st 72 units. The property has a small CFD for a neighborhood park nearby.

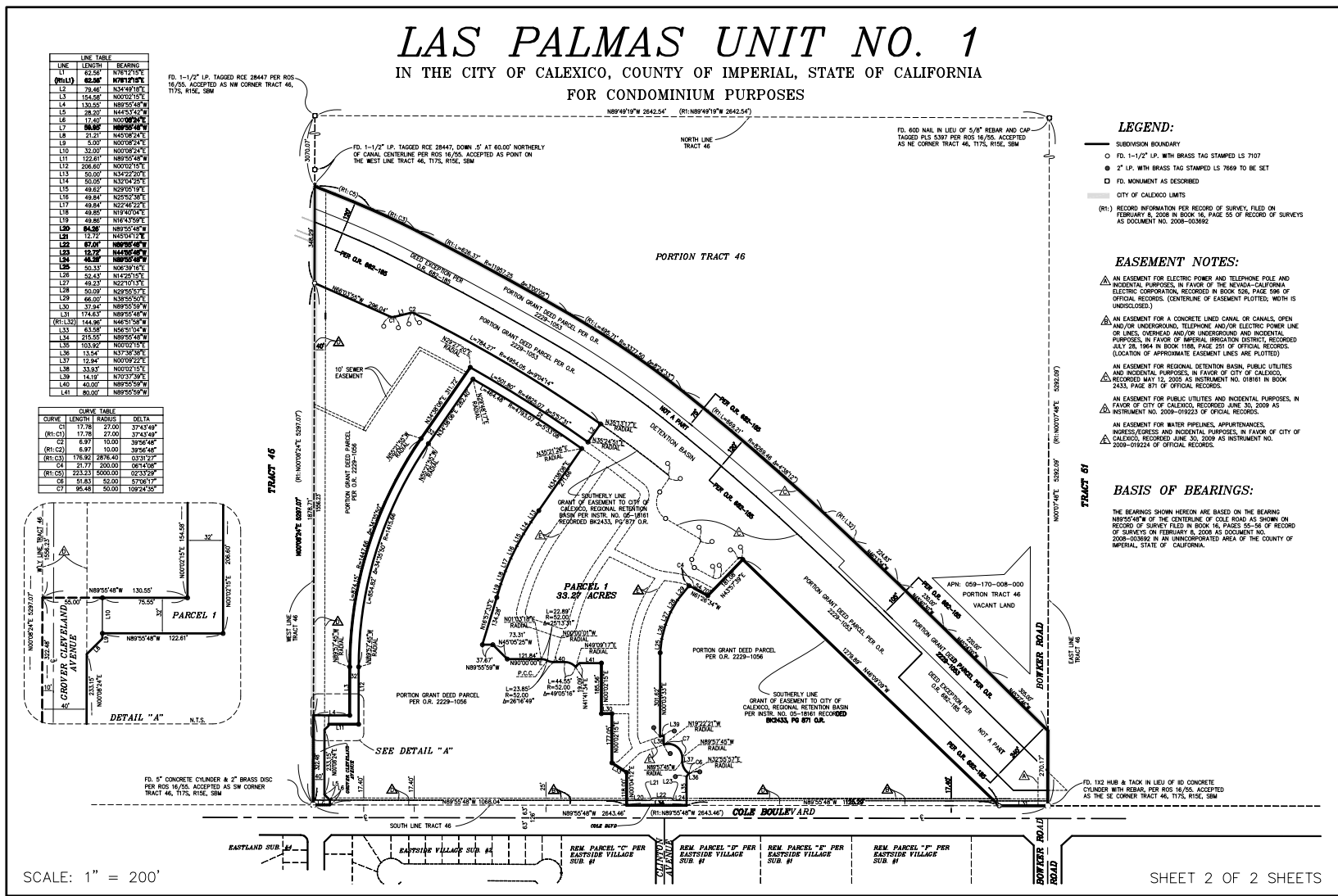
Rezoning – Possible rezone of smaller RV lots to Multifamily.

plat map

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tentative parcel map



site plan

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- Legend**
- 1 Floor Plan 1 - 58 DUs
 - 2 Floor Plan 2 - 103 DUs
 - 3 Floor Plan 3 - 76 DUs
 - 4 Floor Plan 4 - 93 DUs
 - M Model Homes
 - Club House
 - Detention Basin (0.30 Acres)
 - Landscape Areas (2.01 Acres)
 - Soccer Field (1.14 Acres)
 - Swimming Pool (1,500 sq ft)
 - Water Line
 - Sewer Line
 - Storm Drain
 - Fire Hydrant
 - Street Light
 - Power Transformer
 - Solar Panels (77,037 Panels 4,266 Tels)

- Notes**
1. Residential Lots = 230
Recreational Vehicle Lots = 136
Total Lots = 466
 2. Parking:
Interior Garage Parking (2 Stalls per DU) = 660
Designated Striped Parking Spaces = 136
Curbside Parking Spaces (Only on One Side of Private Roads) = 344
Total Parking Spaces = 1,140
 3. Soccer Field: 300' x 165' = 1.14 Acres
 4. Landscape and/or Green Belt Areas = 1.96 Acres
 5. All Proposed Lots Can Accept Factory Built Homes in Accordance with Section 18611 of the Health and Safety Code, State of California
 6. APPROVED FACTORY BUILT HOUSING
These plans, specifications and installation requirements, have been approved pursuant to Health and Safety Code, Division 13, Part and regulations adopted therein.
 7. Approval herein does not authorize or approve any variances or deviation from state laws or valid local ordinances.
 8. This plan is approved as a building component and building systems, and is applicable only to the Design Conditions as shown on the plan.
 9. Plan Approval No. FB01 Model IP
Approval Date July 16, 2016.



Oasis AT LAS PALMAS

Shapouri & Associates

OASIS AT LAS PALMAS CALEXICO, CA
PRELIMINARY SITE PLAN

N

0 100 200
Feet

1 inch = 100 feet

Date: 9/21/2016

Data Source(s)
Shapouri & Associates

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PUBLIC WORKS / ENGINEERING DEPARTMENT
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SCHEDULE OF IMPACT FEES - RESIDENTIAL PROJECTS

SINGLE FAMILY UNIT IMPACT FEES			
	DUE AT BUILDING PERMIT ISSUANCE	DUE AT CERT. OF OCCUPANCY	TOTAL
FIRE IMPACT	\$ 133.00	\$ 289.00	\$ 422.00
PUBLIC IMPACT	\$ 231.00	\$ 303.00	\$ 534.00
POLICE IMPACT	\$ 63.00	\$ 147.00	\$ 210.00
SEWER IMPACT	\$ 600.00	\$ 900.00	\$ 1,500.00
TRAFFIC IMPACT	\$ 210.00	\$ 210.00	\$ 420.00
WATER IMPACT	\$ 672.00	\$ 1,080.00	\$ 1,752.00
TOTAL IMPACT FEES	\$ 1,909.00	\$ 2,929.00	\$ 4,838.00

MULTIPLE UNITS IMPACT FEES			
	DUE AT BUILDING PERMIT ISSUANCE	DUE AT CERT. OF OCCUPANCY	TOTAL
FIRE IMPACT	\$ 133.00	\$ 289.00	\$ 422.00
PUBLIC IMPACT	\$ 231.00	\$ 303.00	\$ 534.00
POLICE IMPACT	\$ 63.00	\$ 147.00	\$ 210.00
SEWER IMPACT	\$ 600.00	\$ 600.00	\$ 1,200.00
TRAFFIC IMPACT	\$ 168.00	\$ 168.00	\$ 336.00
WATER IMPACT	\$ 672.00	\$ 672.00	\$ 1,344.00
TOTAL IMPACT FEES	\$ 1,867.00	\$ 2,179.00	\$ 4,046.00

2023 demographics

1 mile



population
9,077



estimated households
2,257



average household income
\$95,030



median household income
\$97,233



total employees
615

3 miles



population
35,006



estimated households
8,981



average household income
\$80,049



median household income
\$90,232



total employees
8,592

5 miles



population
42,306



estimated households
10,916



average household income
\$82,551



median household income
\$93,076



total employees
9,099



for more information, please contact

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