

**FOR SALE**

**±80 ACRES ORGANIC FARMLAND**

**SALE PRICE: ~~\$1,200,000~~**

**NEW SALE PRICE:  
\$899,000**

**ALDER 70**






**SEC E GILLETT ST & CANNON RD  
EL CENTRO | CA 92243**

# PROPERTY SUMMARY

## EXECUTIVE SUMMARY

Strom Commercial is pleased to present the opportunity to acquire ±80 acres of highly productive farmland located in El Centro. Property is being sold as-is and was previously farmed to premium organic vegetables and achieved an above market average lease rent. Alder 70 is within the City of El Centro's sphere of influence and offers potential upside from future development.

PROPERTY NAME	Alder 70
LOCATION	E Gillett Rd & Cannon St
SIZE (ACRES)	80.214
FARMABLE ACRES	75.216
PRICE	\$899,000
APN	054-290-004-000

-  80± net acres of highly productive organic farmland
-  Strong water allocation
-  Included in City of El Centro's Sphere of Influence
-  Ideally located on Highway 111 close to Interstate 8
-  Residential land use designation provides for future development potential



# AGRICULTURAL HIGHLIGHTS

FARMABLE ACRES	±75.216 net acres [per IID water service maps]
CURRENT CROP	Organic vegetables
CROP HISTORY	Previously produced; organic romaine, cauliflower & melons
WATER DISTRICT	Imperial Irrigation District [IDD]
2025 WATER APPORTIONMENT	423.7 AF [5.857 AF/AC]
WATER RATE	\$20/AF
IRRIGATION WATER	Canal Gates: Adler 70 ID Fields: 14307
DRAINAGE	The entire property is tiled

SOIL RATING	% OF PROPERTY
CLASS II	45.3%
CLASS III	54.7%

# DEVELOPMENT HIGHLIGHTS

## SUMMARY

Alder 70 is within the City of El Centro sphere of influence and could be developed consistent with the Low Density Residential land use designation once annexed into the City. The site is located within an Opportunity Zone and is close to future commercial developments which include a Maverik Gas Station and convenience store. Additionally, the site benefits from easy access to Highway 111 and Interstate 8 from Ross Rd and Evan Hewes Highway.

<b>MUNICIPALITY</b>	<b>Imperial County - within El Centro's Sphere of Influence</b>
<b>ZONING</b>	<b>A2U [General Agriculture - Urban]</b>
<b>LAND USE</b>	<b>County: Urban Area City: Low Density Residential</b>
<b>OPPORTUNITY ZONE</b>	<b>Located in an Opportunity Zone</b>



# LOCATION

