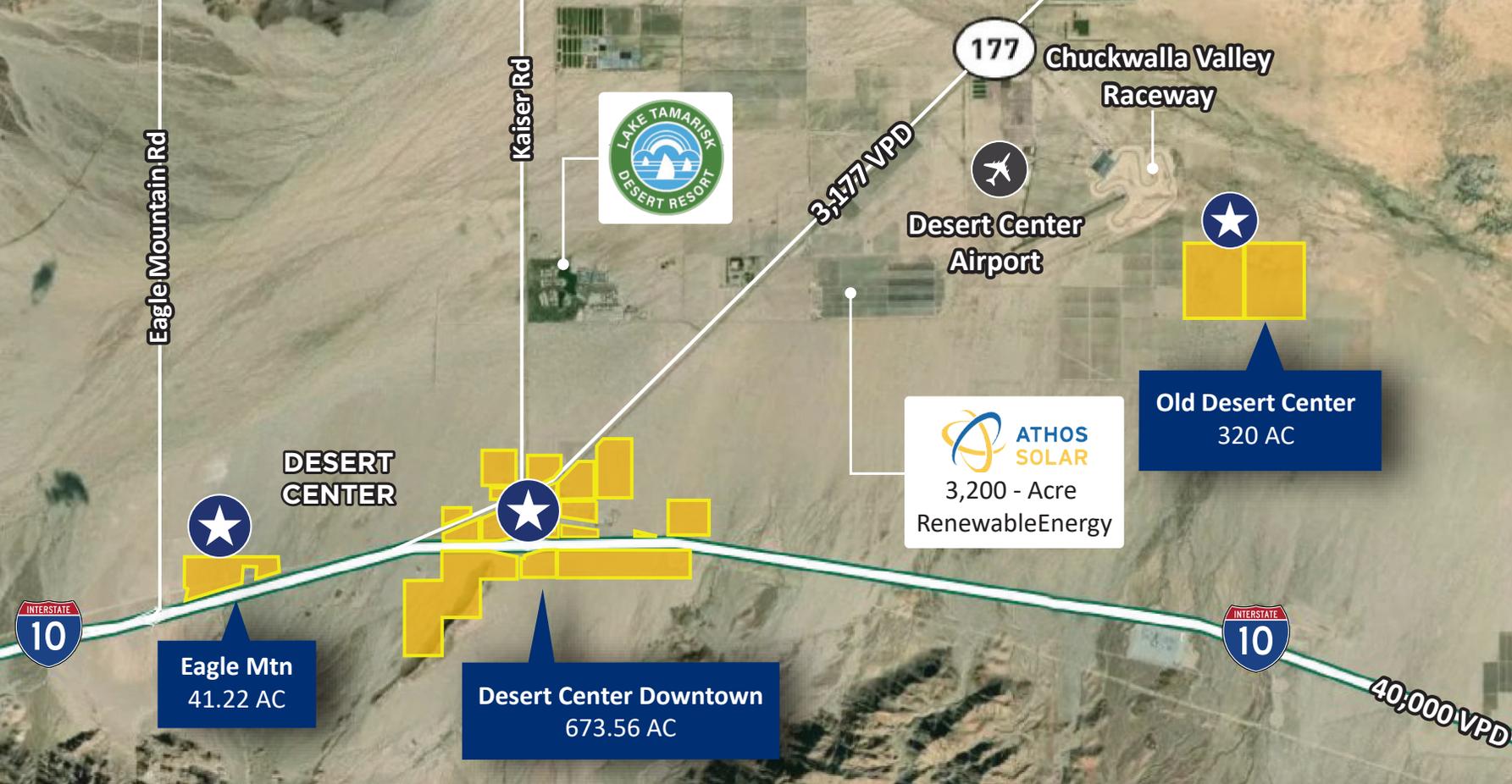


FOR SALE: 1,034.78 ACRES TOWN OF DESERT CENTER

HISTORICAL TOWN LOCATED ON I-10 & STATE ROUTE 177
SOUTHERN CALIFORNIA



CONFIDENTIAL OFFERING MEMORANDUM



AFFILIATED BUSINESS DISCLOSURE

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CMPM Town of Desert Center_OM_McDonald_v05_RB 11/27/25

LAND FEATURES



Halfway between Los Angeles and Phoenix on the I-10 freeway



1,034 acres, offering a wide range of development possibilities

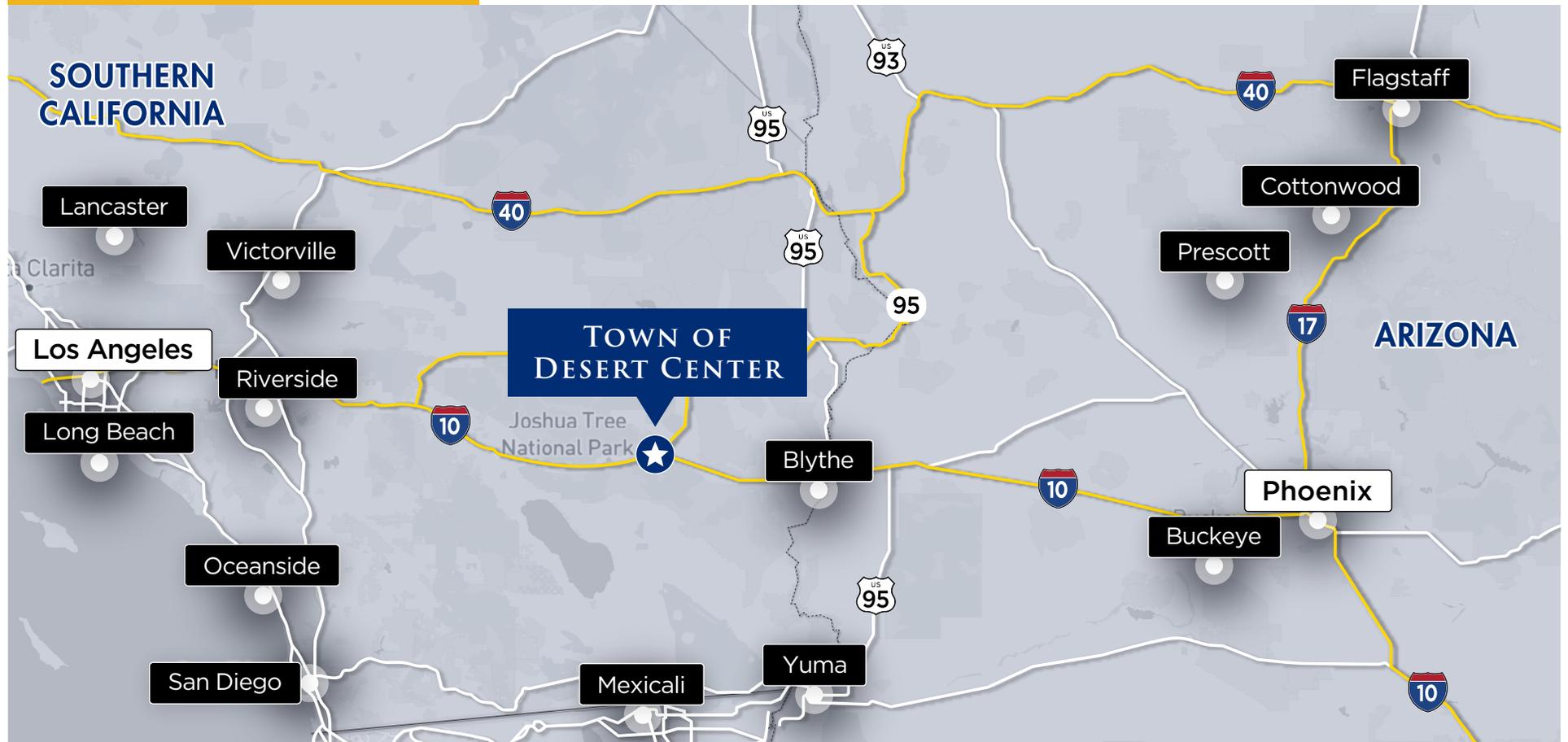


The closest gas stations are 22 miles west, 42 miles east, and 67 miles north



Just minutes from Chuckwalla Valley Raceway, a premier motorsports destination drawing thousands annually, Joshua Tree National Park, and the Athos Solar Project, a 3,400-acre renewable energy facility

 Call For Pricing Information



DESERT CENTER DOWNTOWN

673.56 Acres Total



USPS.COM

Parcel 7:
1.29 Acres

Parcel 8:
12.88 Acres

Parcel 5:
240.47 Acres

Parcel 1:
73.06 Acres

Parcel 9:
17.01 Acres

Parcel 6:
27.48 Acres



Off Ramp

40,000 CPD

On Ramp

Rice Rd

Off Ramp

On Ramp

5

5

5

5

5a

1a

7

1

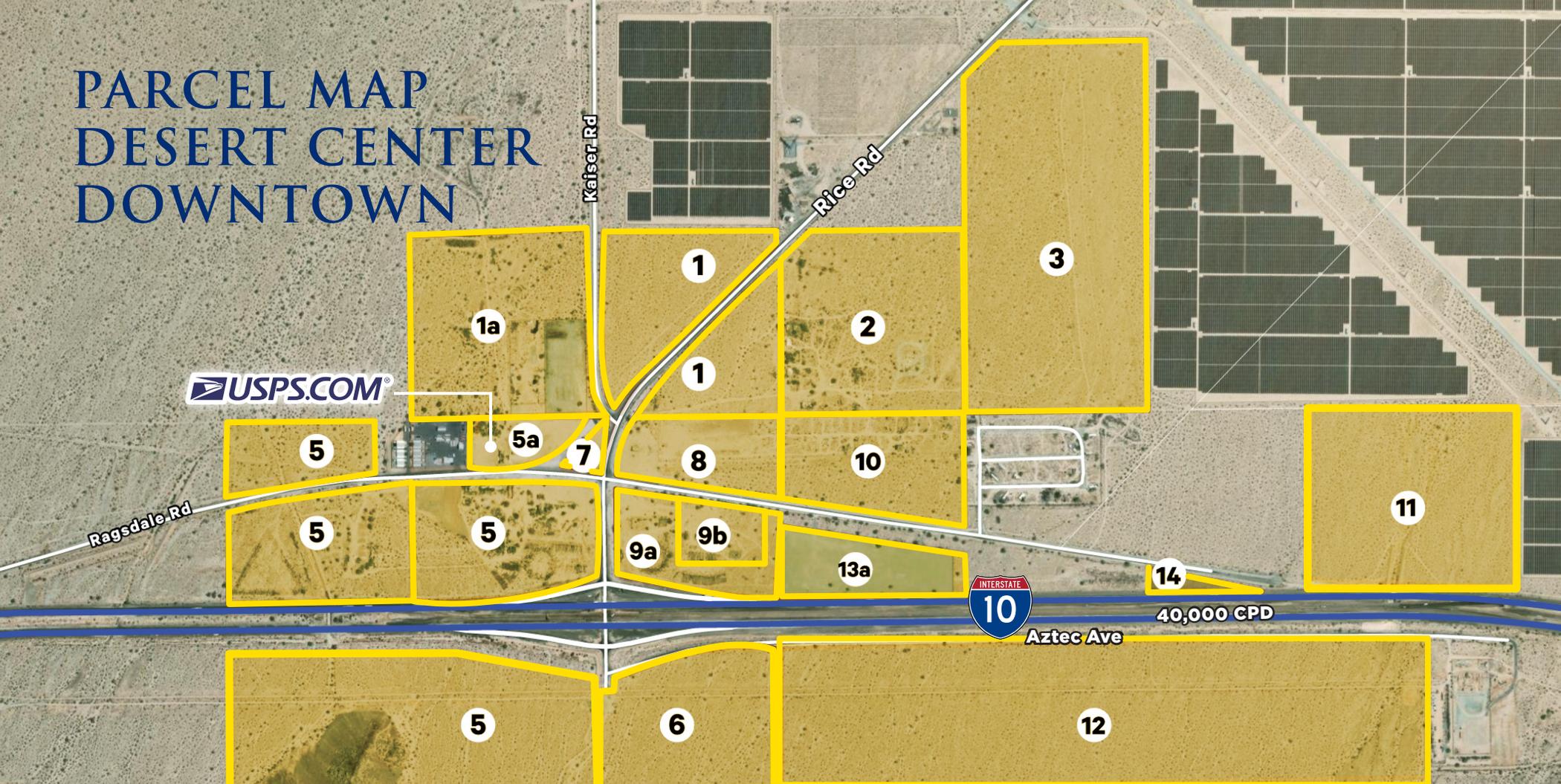
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9b

9a

6

PARCEL MAP DESERT CENTER DOWNTOWN



PARCEL #	ASSESSOR'S PARCEL NUMBER (APN)	AC	ZONING
1	808-061-001;062-001;063-001	73.06 ac	w-2;C-P-S
2	808-072-001;071-001	39.56 ac	W-2
3	808-072-004; 071-005	79.47 ac	N-A
5	808-101-003, 008;	240.47 ac	C-P-S;
	102-005, 007		W-2;
	092-005		W-2-10
6	808-702-004	27.48 ac	W-2-10
7	808-103-001	1.29 ac	C-P-S
8	808-104-001	12.88 ac	C-P-S & W-2
9	808-105-001. 002	17.01 ac	C-P-S; W-2
10	808-111-001	20.98 ac	W-2
11	808-111-006	43.70 ac	N-A
12	808-112-004	105.01 ac	N-A
13	808-113-001	12.29 ac	W-2-10
14	808-113-003	.36 ac	N-A
		Total AC: 1034.78	

EAGLE MOUNTAIN PARCEL 4

41.22 Acres Total



APN
808-082-001



ZONING
W-2-10 (Controlled development,
10-acre minimum lot size requirement).



LOCATION
Off Exit 189, North of Ragsdale Road
(old Hwy 60), East Eagle Mountain Road.



IMPROVEMENTS
Electric, with an abandoned well and abandoned
gas station.



OLD DESERT CENTER PARCEL 15 & 16

320 Acres Total

**DESERT
CENTER
AIRPORT**

**CHUCKWALLA
RACEWAY**

**ATHOS SOLAR
PROJECT**

**DESERT CENTER
DOWNTOWN**



APN

Parcel 15: 811-180-011
Parcel 16: 811-180-012



LOCATION

East of 177, in close proximity to Chuckwalla Racetrack and Desert Center Airport



ZONING

W-2-10 (Controlled development, 10-acre minimum lot size requirement)

Parcel 15:
160 Acres

Parcel 16:
160 Acres

RENT ROLL

TENANTS LEASES, RIGHTS OF ENTRY AND CONTACTS

NO	TENANT	RENT AMOUNT (MONTHLY)	START DATE	END/EXPIRE DATE
1	Vacant			
2	Vacant			
3	Estes Express Lines	\$800	6/1/2010	30 Days Notice
4	SoCalGas	\$500	11/9/2020, Postponed to 1-11-2021	7/11/2021 Can Extend Month to Month
5	Vacant			
6	USPS	\$1,190	9/14/2019	8/31/2029
7	Vacant			

HISTORY OF DESERT CENTER

Located on the strategic I-10 corridor between Los Angeles and Phoenix, Desert Center holds a rich history. Once a bustling hub for travelers, it offered a welcoming respite from the open road. Truck stops, diners, and a close-knit community thrived.



OPPORTUNITY AWAITS

Now, an exceptional opportunity awaits. This historic location is ripe for revitalization, offering the chance to build on its legacy with a thriving truck stop, new retail spaces or a destination or eco-tourism.





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