

234.53 ACRES POTENTIAL SOLAR FARM

BLYTHE, CA



SWC MESA DR & 16TH AVE, BLYTHE, CA

FEATURES

- Ideal location for solar farm
- Located between Blythe Solar Power Plant and Blythe Mesa Power Plant
- In the area of Mesa Verde, an incorporated area of rapidly growing community
- Convenient location just off I-10
- Just three miles to Blythe Airport

PRICE: \$2,191,770 (\$9,345/AC)

COACHELLA VALLEY



VICINITY MAP



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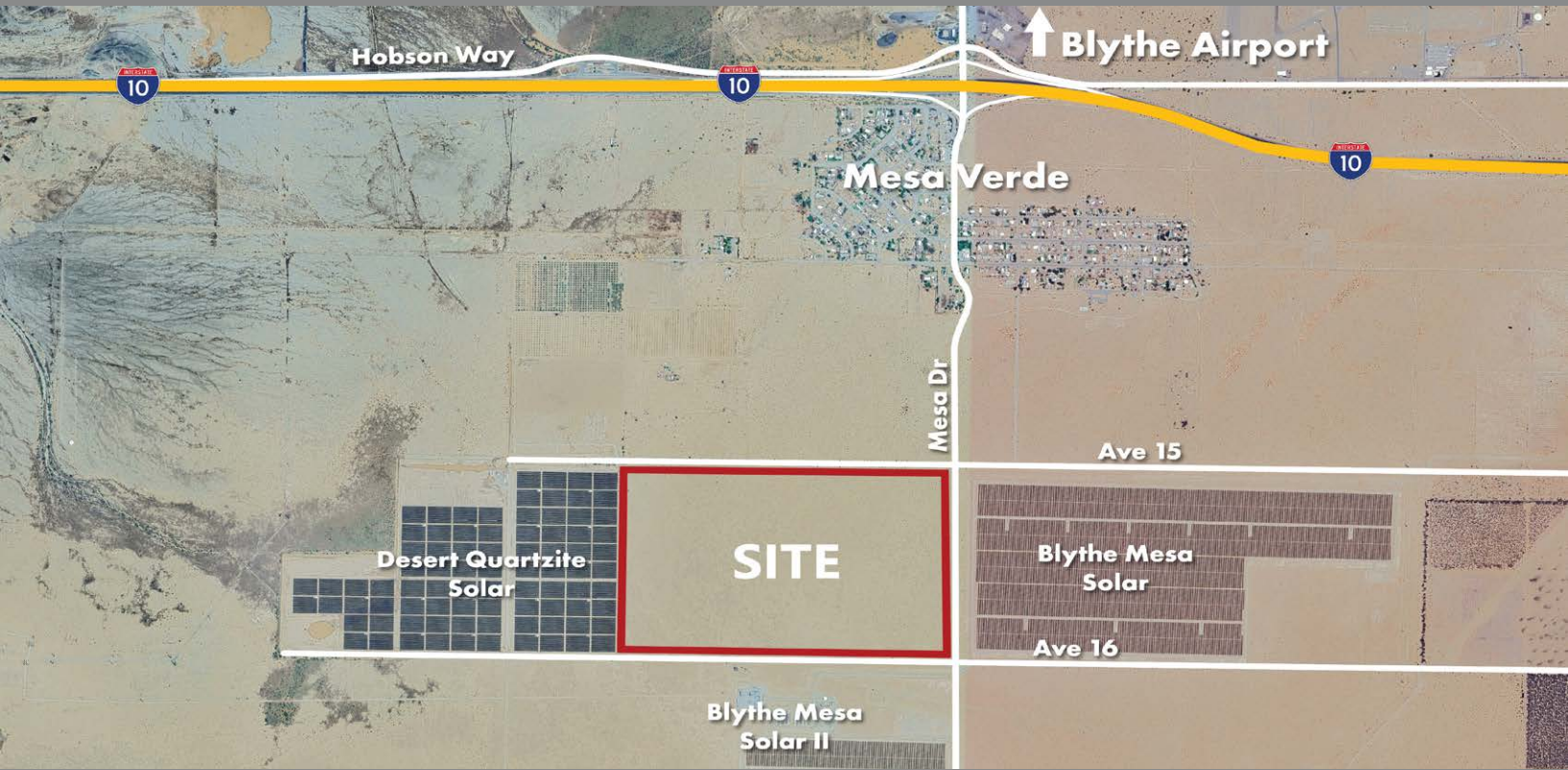


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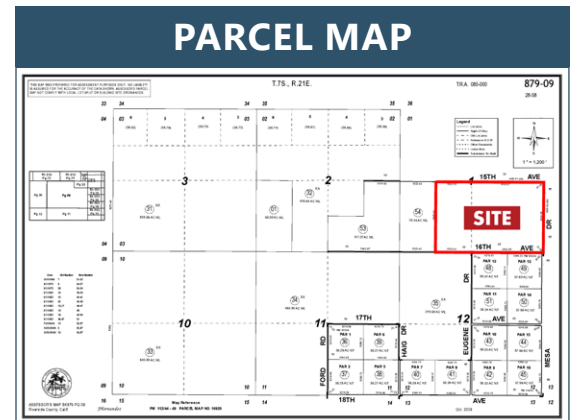
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Directions: From I-10, head east towards Blythe/Phoenix. For about 93 miles, exit on Mesa Dr. Turn right on Mesa Dr and continue straight for 1.7 miles. The property will be on your right, in the corner of Mesa Dr & 15th Ave. (Adjacent address: 16489 Mesa Dr, Blythe, CA 92225)

SITE AMENITIES

- **Location:** Property is located at southwest corner of Mesa Dr & 16th Ave, Blythe, CA
- **Zoning:** W-2-10 (Controlled Development, 10-acre min. lot size - [click here to view](#))
- **General Plan:** Agriculture (click here to view)
- **Parcel Size (According to County Assessor's Information):** 234.53 acres
- **APN:** 879-090-052
- **Utilities:**
Domestic Water: None in the area
Sewer: None in the area
- **Current Use/Highest & Best Use:** Solar farm but requires a CUP (Conditional Use Permit)
- **Terms:** Cash
- **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, perfect for year-round solar. Conveniently located on major travel routes, just off of I-10. In the Mesa Verde area, an incorporated area and rapidly growing community.



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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.