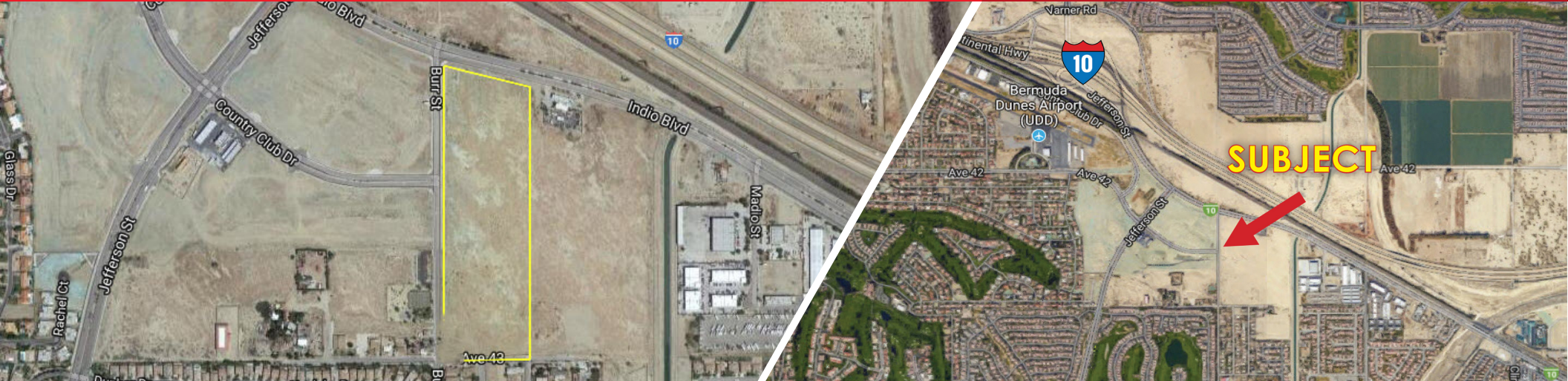


INDUSTRIAL LAND FOR SALE

Burr Street
Indio, CA 92201



Offering Summary

Property Type:	Land
Sale Price:	\$5,204,113
Lot Size:	18.38 Acres
Price / Acre:	\$6.50/SF
APN:	606-080-011
Zoning:	(BP) Business Park

Property Overview

- Ample space for industrial and warehouse development
- Proximity to major transportation routes
- Ideal for diverse industrial applications
- Prime investment opportunity in the heart of Indio
- Potential for high ROI in a thriving business environment
- Some improvements to the site including curb, gutter and sidewalk. This parcel is zoned for a business park and entitled for industrial development with adjacent parcels pending approvals from the city of Indio planning department.

Location Overview

Indio, California is located in the Coachella Valley of Southern California's Desert region, between Palm Springs and the Salton Sea. It's the largest municipality in the Coachella Valley in terms of both area and population.

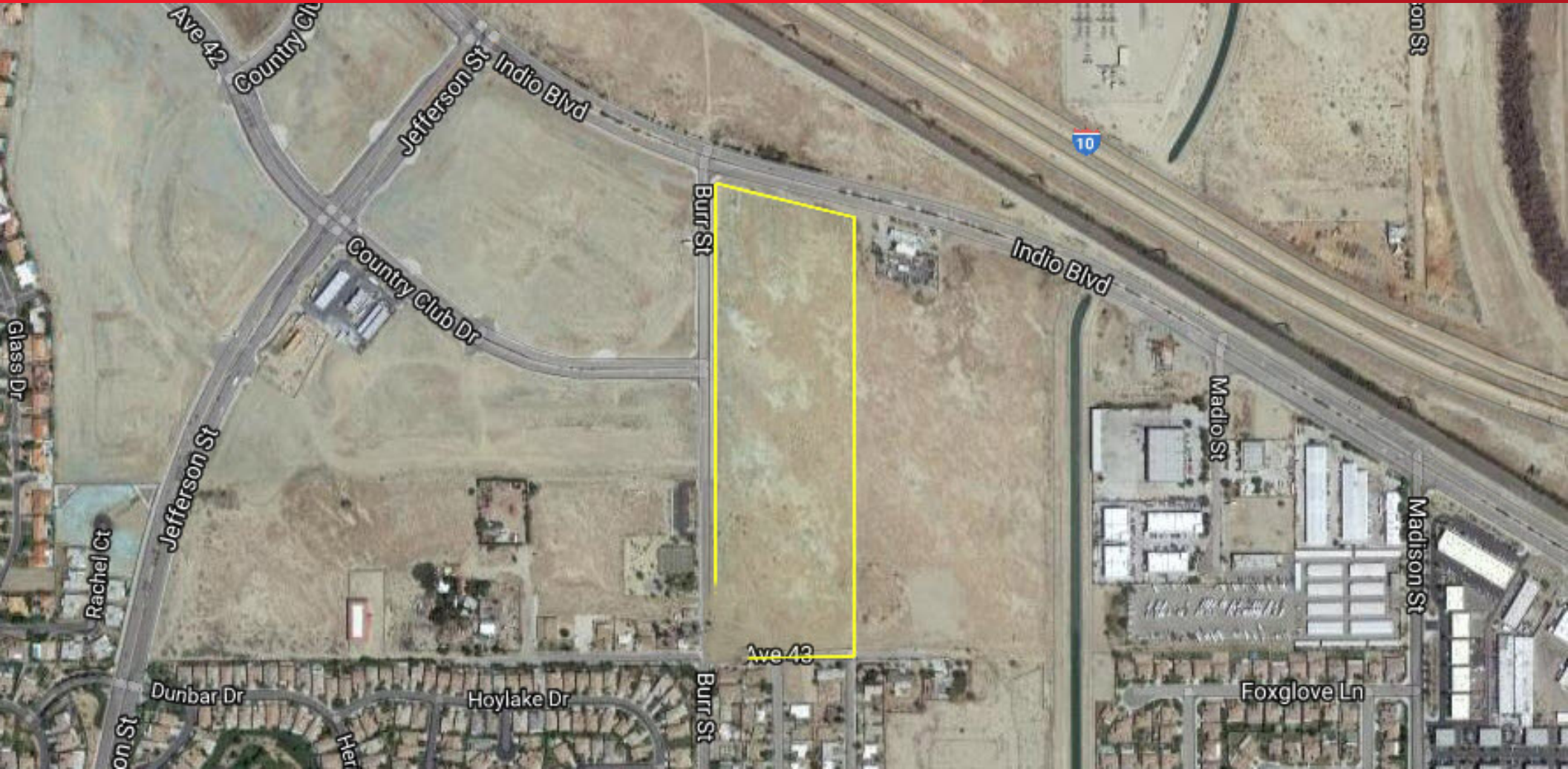
Jim Towery
760.779.4008 (Direct)
jim@johnsoncommercial.net
CalDRE #01375777

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72000 Magnesia Falls Drive
Rancho Mirage, CA 92270
www.johnsoncommercial.net



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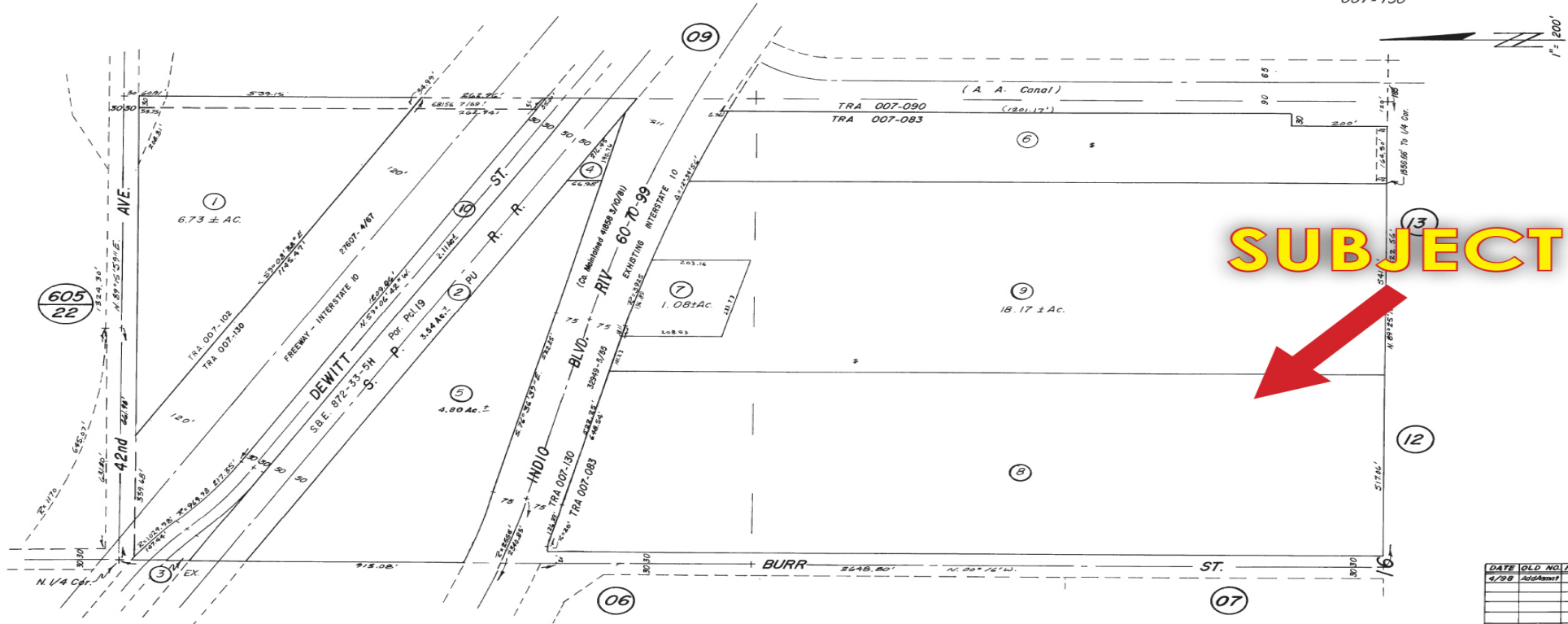
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THIS MAP IS FOR
 ASSESSMENT PURPOSES ONLY

POR. W², NE⁴, SEC. 16, T.5S, R.7E.

613-08
 T.R.A. 007-083
 007-090
 007-102
 007-130
606-08



DATA: RS 5/70, 6/100, State Hwy. R/W Maps, S.B.E. Parcel Maps, All American Canal R/W Maps, Co. Rd. Maps. R.S. 47/99

ASSESSOR'S MAP BK. 606 PG. 08
 RIVERSIDE COUNTY, CALIF

60' Rd. per inst.
 32692 4/59

OCT. 1989 J.P.H.

DATE	OLD NO.	NEW NO.
4/98	Assmnt	10

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JOHNSON
COMMERCIAL REAL ESTATE

INDUSTRIAL LAND FOR SALE

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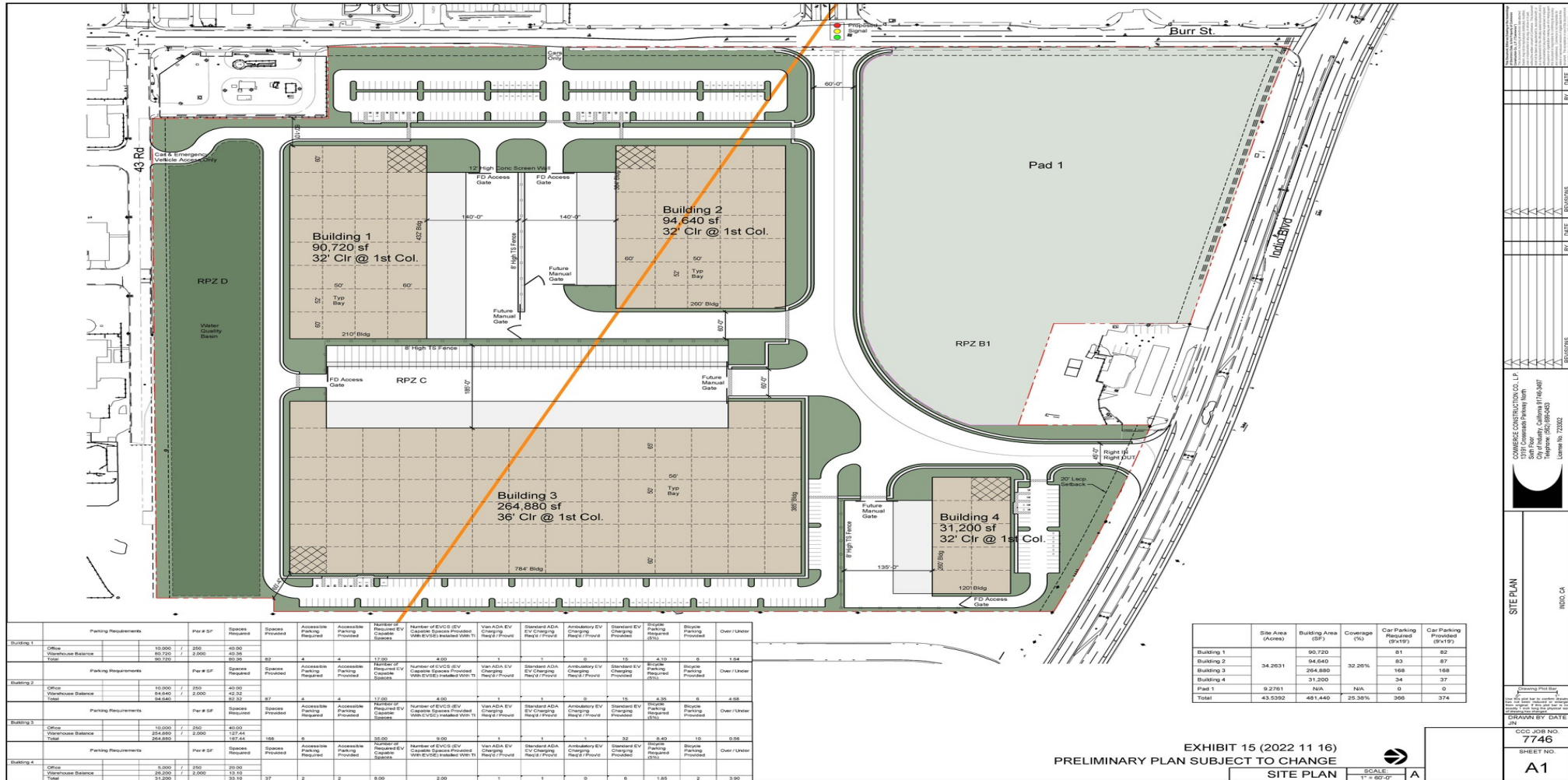


EXHIBIT 15 (2022 11 16)
PRELIMINARY PLAN SUBJECT TO CHANGE
SITE PLAN



COMMERCE CONSTRUCTION CO., LP
13151 Comstock Parkway North
Chico, California 95926
Telephone: (530) 896-9403
License No: 713302

SITE PLAN
INDIO, CA

DATE: 11/16/2022

SCALE: 1" = 60'-0"

CCO JOB NO. 7746
SHEET NO. A1

Jim Towery
760.779.4008 (Direct)
jim@johnsoncommercial.net
CalDRE #01375777

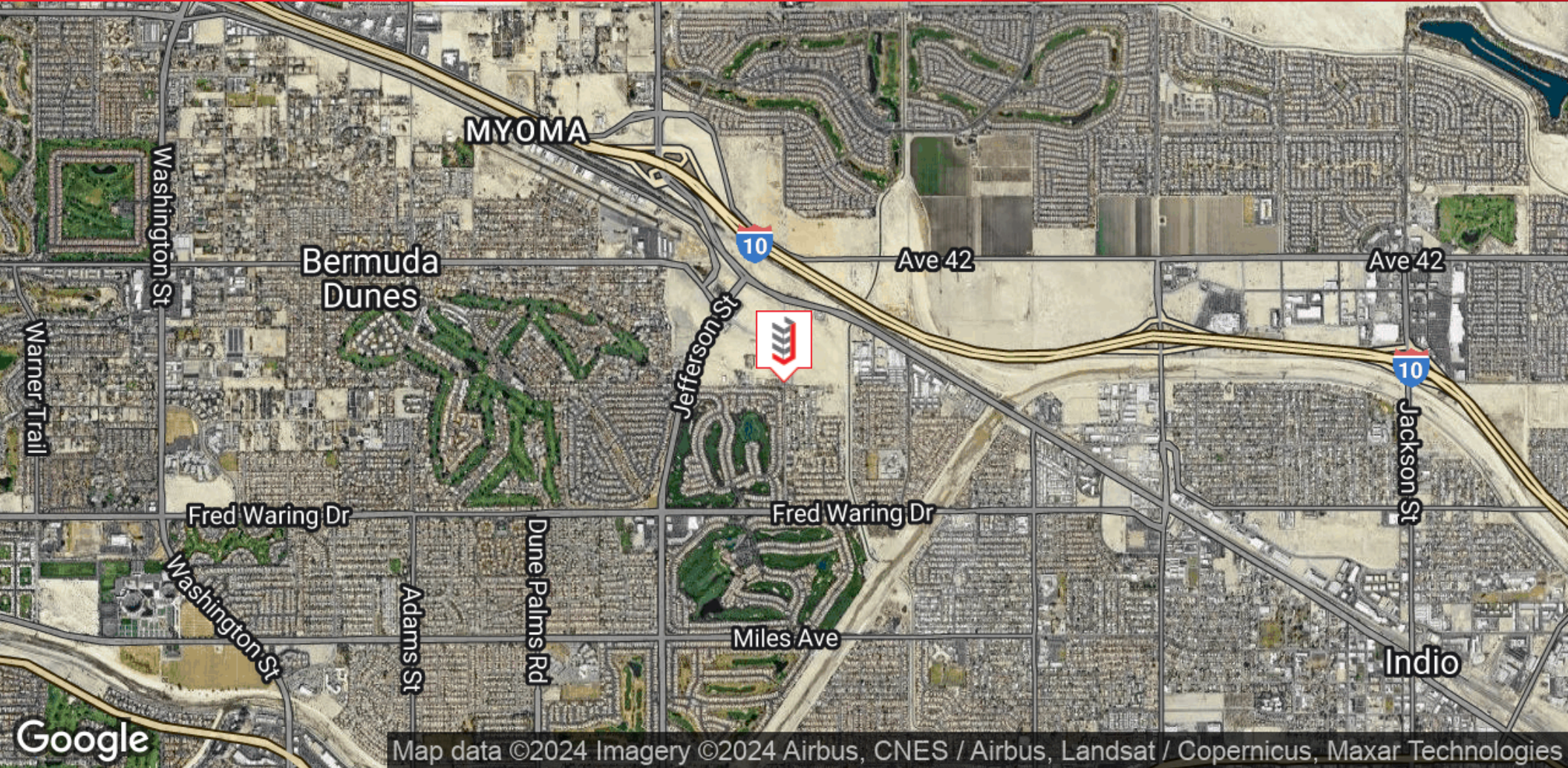
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