

Approved Tentative Map for 114 Lots in Calexico

CA Highway 98 & Bowker Road, Calexico, CA 92231

- 19.50 gross acres - Approved PUD allows for 114 single family homes
- Zoned Residential Condominium (RC)
- Lot sizes range from 3,244 SF – 6,027 SF
- Excellent visibility and access

ASKING PRICE: \$2,250,000



MICHAEL MCFARLAND
760. 496.7550
michael@cardindust.com
CalDRE Lic# 01291540

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
CalDRE Lic# 01367183



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

contents

3 aeriels

7 property photos

8 location map

9 property information

10 approved tentative map

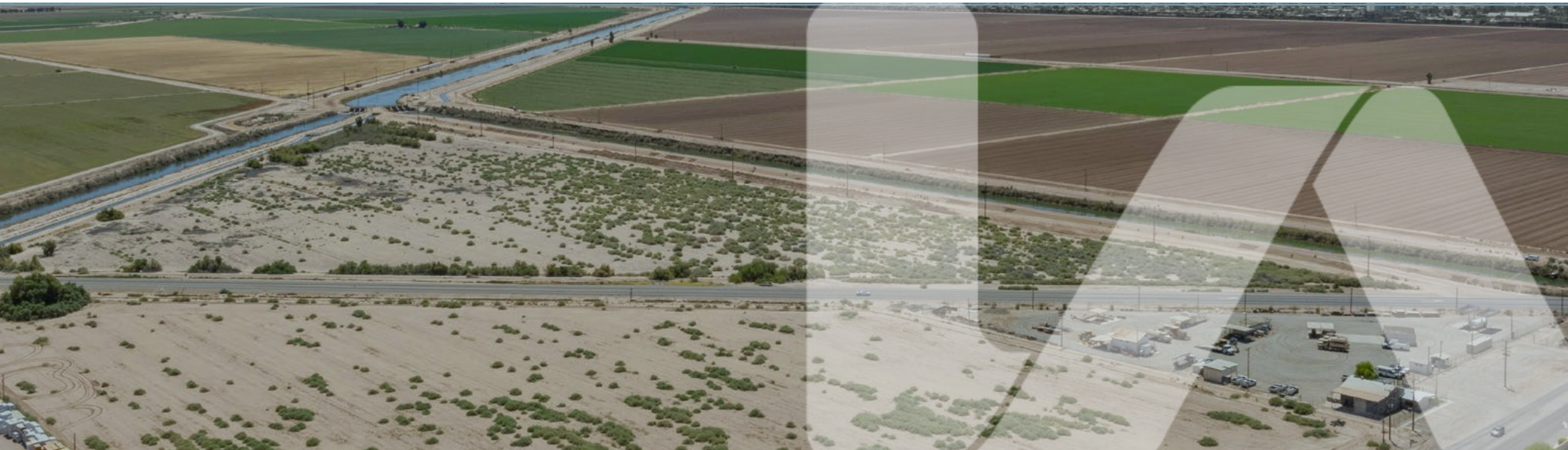
12 proforma

13 plat map

14 development impact fees

15 area home resales

16 demographics







Plaza La Cachanilla

Jefferson Elementary

Calexico High School

San Diego State University Imperial Campus



98

CALIFORNIA 98

Bowker Rd



aerial



E Cole Blvd

CB stop
supermarket

CALIFORNIA
98

Bowker Rd

Adrain C.
Cordova
Park

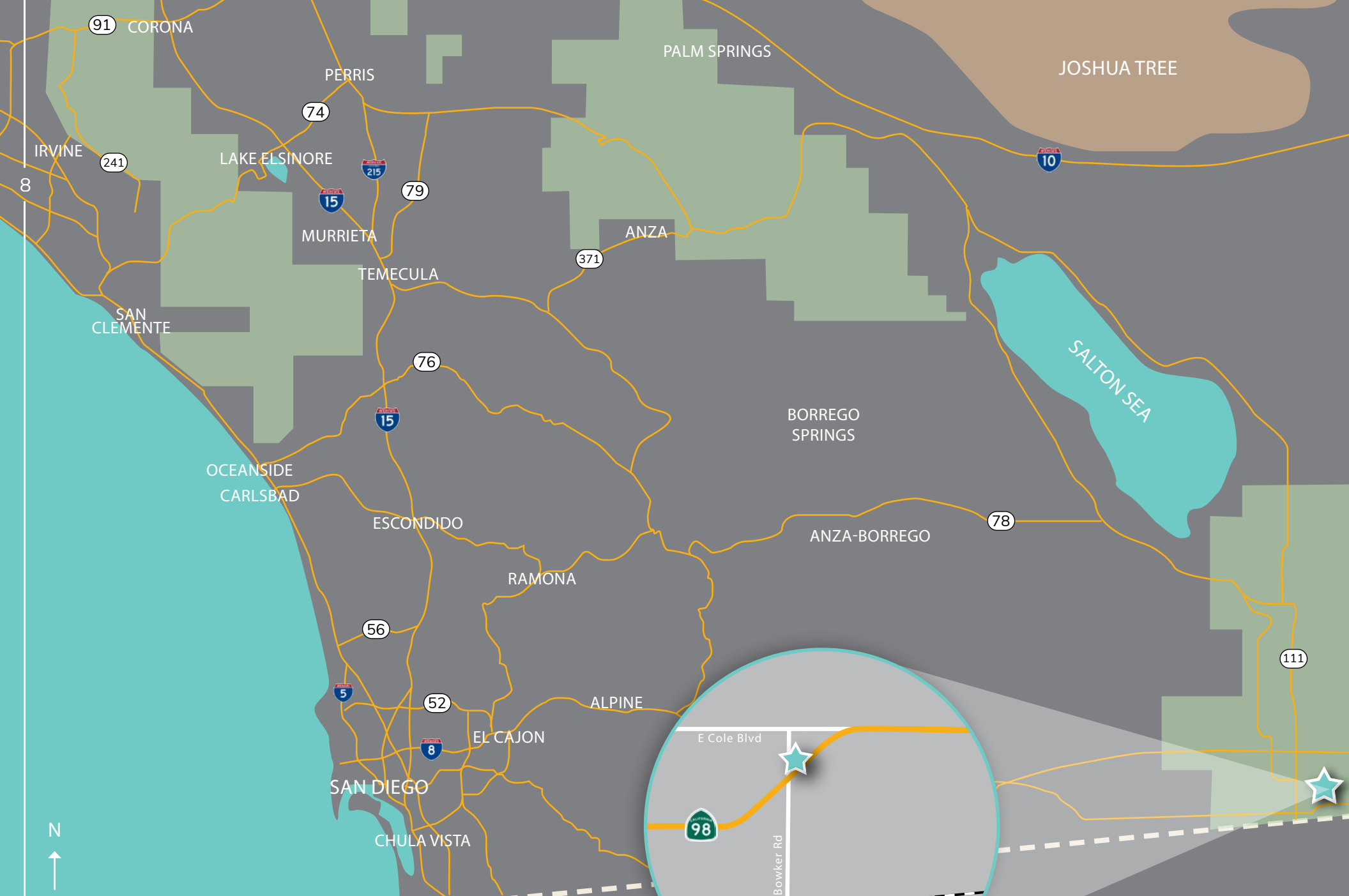
E Zapata St

CALIFORNIA
98



aerial





location map

property information

9

location:

The subject property is located along CA Highway 98 and Bowker Road in Calexico, CA. It is approximately 1.3 miles north of the US/Mexico Border and approximately 6 miles south of I-8.

property profile:

The subject property is 19.50 acres of residential land in Calexico, California. This property has a PUD in place allowing the use for 114 single family homes. The approved tentative map recently was extended an additional two years in March 2024. Located along Highway 98 and Bowker Road gives this property excellent accessibility.

jurisdiction:

City of Calexico

APN:

059-180-025-000

acreage:

19.50

current zoning:

Residential Condominium (RC)

[Click to view Zoning Map](#)

general plan:

Medium Density Residential (5.1-12 units per acre)

[Click to view General Plan](#)

permitted uses:

Single Family Home, Multi-Family, RV Park, Accessory Dwelling Units, Parks, Library,

max density:

20 Dwelling Units Per Acre

max height:

35' or 2 Stories

estimated dif fees:

\$27,655

tentative map extension:

[Click here to view Tentative Map Extension](#)

conditions of approval:

[Click here to view Conditions of Approval](#)

school district:

Calexico Unified School District

services:

Water – Imperial Irrigation District

Sewer - City of Calexico

Electric – Imperial Irrigation District

Gas - SoCal Gas

Fire - Calexico Fire Department

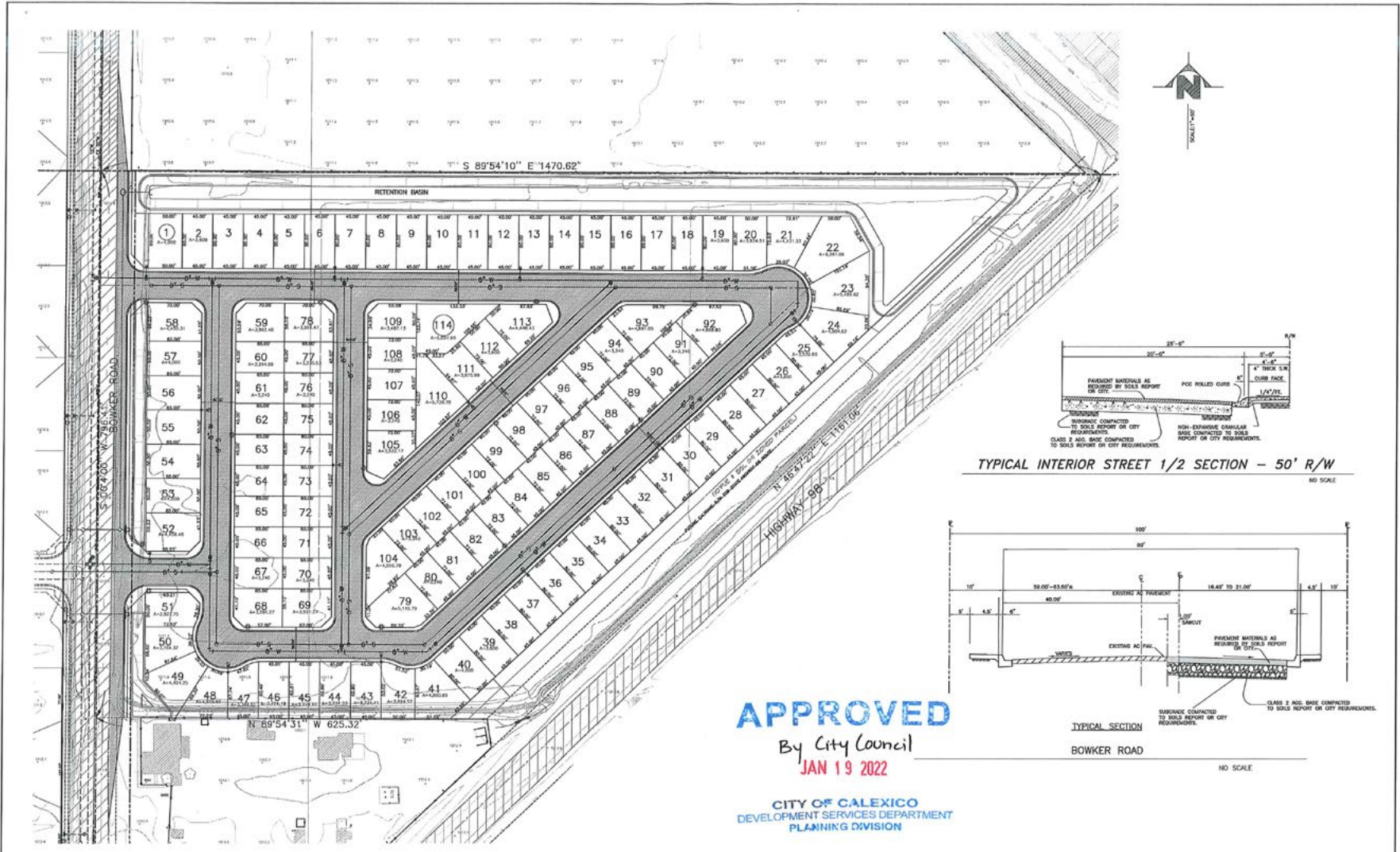
Police - Calexico Police Department

asking price:

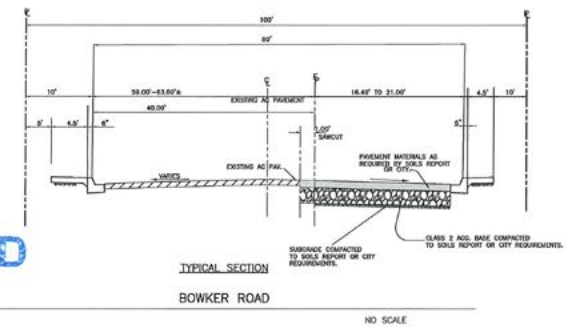
\$2,250,000

approved tentative map

11



TYPICAL INTERIOR STREET 1/2 SECTION - 50' R/W
NO SCALE

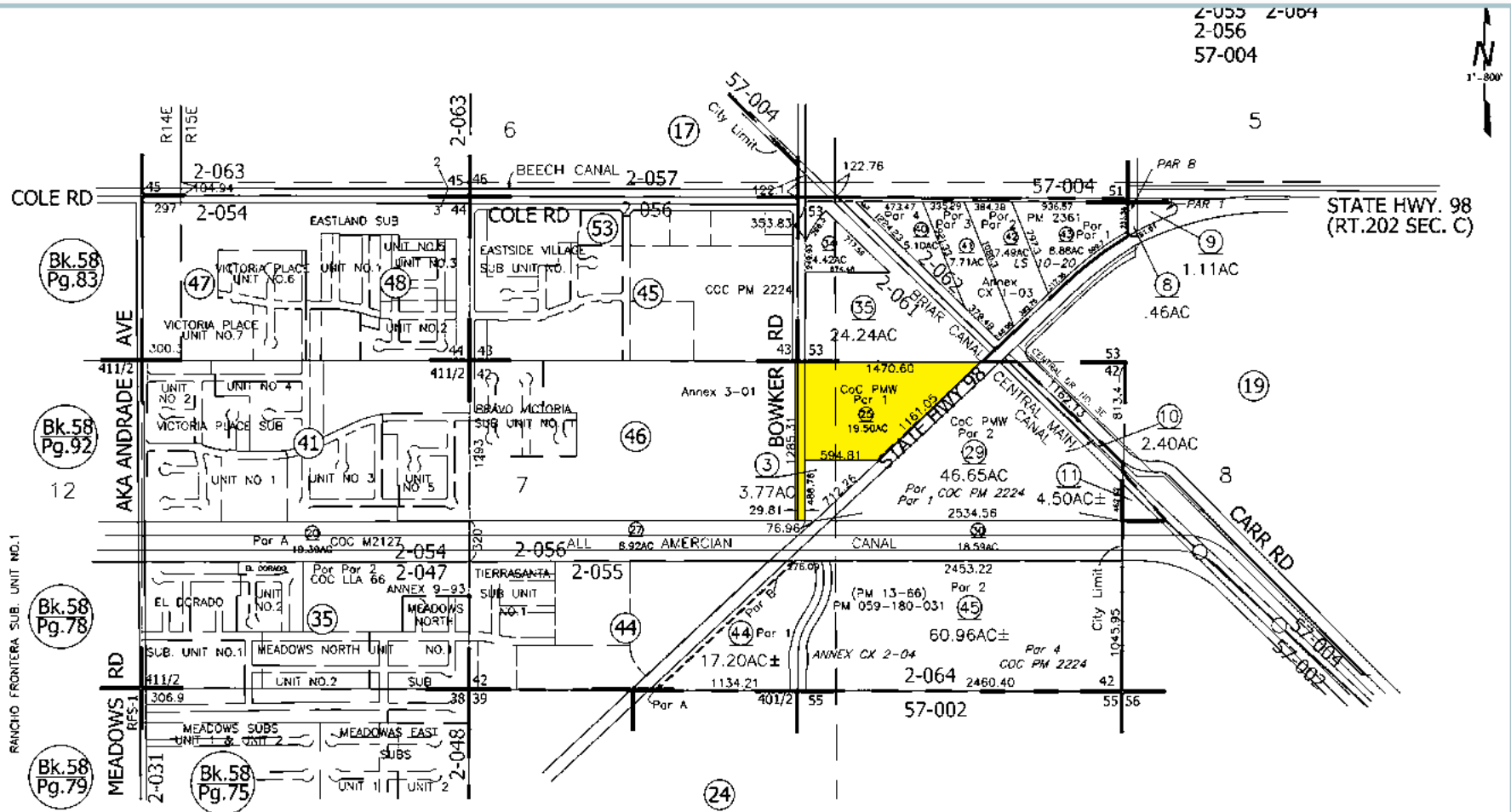


APPROVED
By City Council
JAN 19 2022
CITY OF CALEXICO
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

No.	DESCRIPTION	BY	DATE	SEAL	FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:	SEAL	PREPARED UNDER THE DIRECTION OF:	BENCH MARK B.M. 1 TOP OF IRON MONUMENT AT NORTHWEST CORNER OF E. ZAVARA ST. AND IRVINGPAC AVENUE. ELEVATION 1006.58 (N.T.S. 05/10)	TENTATIVE MAP BOWKER 55 RESIDENTIAL	SHEET 2
					R.C.E. No.		R.C.E. No.	ALLIANCE INVESTORS, LLC	CALEXICO, CALIFORNIA	2
					DATE	EXP. DATE	DATE	EXP. DATE	1/19/22	11

11

plat map



FROM 57-78	9-3-96 LS	5-22-02 AR	6-26-07 MF
1-24-78 DM	7-1-97 LS	8-01-02 AR	5-23-08 MF
FROM 57-40	10-27-97 LS	7-23-03 AR	5-27-08 LC
1-28-93 LS	7-20-00 RM	3-30-04 RM	5-28-08 MF
9-6-94 RM	11-14-00 AR	9-09-04 AR	6-19-09 LC
12-13-94 RM	10-31-01 AR	2-16-05 RM	7-2-09 MF
10-20-99 LS	12-12-01 AR	5-16-05 AR	8-10-11 MF
5-3-95 DP	1-23-02 AR	12-29-05 RM	3-13-12 MF
7-13-95 RM		6-06-07 MF	6-16-15 MF
			9-21-22 MF
			8-12-15 MF

DISCLAIMER:
 THIS IS NOT AN OFFICIAL MAP.
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE SEC.327)

CITY OF CALEXICO
 Assessor's Map Bk. 59-Pg. 18
 County of Imperial, Calif.











development impact fees

14

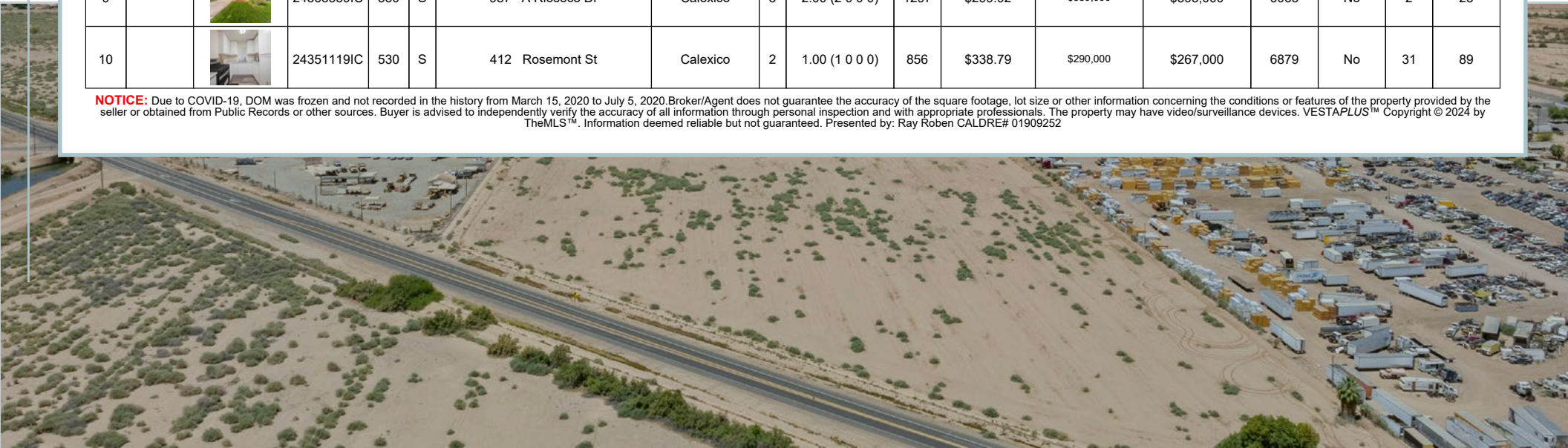
Development Impact Fees Estimated for a 1,500 SF Residence	
Item	Amount
School Fee (\$10.48/SF)	\$ 15,720.00
Corporate Facilities	\$ 457.00
Library Facilities	\$ 766.00
Police Facilities	\$ 684.00
Fire Facilities	\$ 712.00
Parks & Recreation Facilities	\$ 1,517.00
Traffic Transportation Facilities	\$ 1,121.00
Water Facilities	\$ 3,707.00
Sewer Facilities	\$ 2,884.00
Administration Fees	\$ 87.00
Total:	\$ 27,655.00

area home resales (calexico)

Status: Sold StatusDate: Sold PropertyTypes: Single Family Calexico

#	Open Houses	Photo	MLS #	AR	S	Address	City	Be ds	Baths(FTHQ)	SqFt	LP \$/SqFt	LP	SP	Lot Sz	CFD Y/N	DOM	Age
1			24350103IC	530	S	1324 Jefferson St	Calexico	3	2.00 (2 0 0 0)	1465	\$259.39	\$380,000	\$390,000	6098	Yes	7	21
2			24352161IC	530	S	952 Calexico St	Calexico	3	0.00 (0 0 0 0)	1036	\$259.65	\$269,000	\$267,000	5218	No	366	38
3			232897111C	530	S	1214 Holdridge St	Calexico	4	2.00 (2 0 0 0)	1836	\$261.38	\$479,900 ↓	\$480,000	9067	No	151	31
4			23334259IC	530	S	2604 Vaho Sta	Calexico	4	2.00 (2 0 0 0)	1470	\$265.31	\$390,000	\$390,000	6970	Yes	28	11
5			23315939IC	530	S	428 Lincoln St	Calexico	3	1.00 (1 0 0 0)	988	\$268.22	\$265,000	\$230,000	6944	No	125	57
6			23314729IC	530	S	2186 G Cleveland Ave	Calexico	3	2.00 (2 0 0 0)	1309	\$288.39	\$377,500 ↓	\$377,500	6036	No	159	21
7			24357769IC	530	S	1313 Tyler St	Calexico	3	2.00 (2 0 0 0)	1309	\$290.30	\$380,000	\$390,000	6900	No	7	20
8			24357661IC	530	S	1244 J B Rodriguez St	Calexico	3	2.00 (2 0 0 0)	1297	\$299.92	\$389,000	\$393,000	7366	No	2	23
9			24363539IC	530	S	987 A Rioseco Dr	Calexico	3	2.00 (2 0 0 0)	1297	\$299.92	\$389,000	\$395,000	6065	No	2	23
10			24351119IC	530	S	412 Rosemont St	Calexico	2	1.00 (1 0 0 0)	856	\$338.79	\$290,000	\$267,000	6879	No	31	89

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Ray Roben CALDRE# 01909252



area home resales (imperial)

Status: Sold StatusDate: Sold PropertyTypes: Single Family Imperial

#	Open Houses	Photo	MLS #	AR	S	Address	City	Be ds	Baths(FTHQ)	SqFt	LP \$/SqFt	LP	SP	Lot Sz	CFD Y/N	DOM	Age
1			24347347IC	580	S	263 W Cancun Dr	Imperial	3	2.00 (2 0 0 0)	1363	\$284.67	\$388,000 ↓	\$378,000	6051	Yes	16	4
2			24359563IC	580	S	2720 Meadowbrook Dr	Imperial	3	2.00 (2 0 0 0)	1202	\$287.02	\$345,000 ↑	\$345,000	3353	No	9	1
3			24359567IC	580	S	2741 Meadowbrook Dr	Imperial	3	2.00 (2 0 0 0)	1202	\$287.02	\$345,000 ↑	\$346,000	3353	No	9	1
4			23289537IC	580	S	2391 Evan Hewes Hwy	Imperial	4	2.00 (2 0 0 0)	2142	\$287.11	\$615,000 ↓	\$550,000	980100	No	253	77
5			24355089IC	580	S	2725 Meadowbrook Dr	Imperial	2	3.00 (2 0 1 0)	1110	\$292.07	\$324,199	\$324,199	3353	No	4	1
6			24359569IC	580	S	2724 Meadowbrook Dr	Imperial	2	3.00 (2 0 1 0)	1110	\$292.07	\$324,199	\$330,199	3354	No	15	1
7			24376529IC	580	S	591 W Murphy Rd	Imperial	4	2.00 (2 0 0 0)	1983	\$295.01	\$585,000	\$590,000	104980	No	9	45
8			23333011IC	580	S	705 Dawn Ct	Imperial	3	2.00 (2 0 0 0)	1238	\$298.79	\$369,900	\$367,000	8415	No	3	13
9			24383293IC	580	S	523 W Belford Rd	Imperial	3	2.00 (2 0 0 0)	1200	\$304.17	\$365,000	\$367,000	102802	No	0	32
10			23321491IC	580	S	2325 Montecito Ave	Imperial	3	2.00 (2 0 0 0)	1097	\$309.48	\$339,500	\$350,000	5000	Yes	4	18
11			23341595IC	580	S	618 Mc Carran Dr	Imperial	3	3.00 (3 0 0 0)	1184	\$312.42	\$369,900 ↓	\$367,000	3768	Yes	41	10
12			24351129IC	580	S	2658 Olivenite St	Imperial	3	2.00 (2 0 0 0)	1166	\$327.62	\$382,000	\$370,000	7422	No	14	12
13			23301125IC	580	S	193 W Madrone Cir	Imperial	3	3.00 (2 0 1 0)	1032	\$328.49	\$339,000	\$330,000	6968	Yes	168	18
14			23334147IC	580	S	519 W 4th St	Imperial	2	1.00 (1 0 0 0)	723	\$352.70	\$255,000	\$252,000	3750	No	44	60
15			23334145IC	580	S	517 W 4th Street	Imperial	2	1.00 (1 0 0 0)	650	\$392.31	\$255,000	\$255,000	3750	No	0	60

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Ray Roben CALDRE# 01909252

2023 demographics

1 mile



population
7,714



estimated households
1,793



average household income
\$112,875



median household income
\$99,323



total employees
577

3 miles



population
34,231



estimated households
8,783



average household income
\$79,881



median household income
\$61,532



total employees
8,390

5 miles



population
39,972



estimated households
10,255



average household income
\$81,274



median household income
\$62,023



total employees
10,229

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact:

MICHAEL MCFARLAND
760. 496.7550
michael@cardindust.com
CalDRE Lic# 01291540

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
CalDRE Lic# 01367183

