



Offering Summary

Property Type:	Land
Sale Price:	\$12,197,671
Lot Size:	43.08 Acres
Price / Acre:	\$6.50/SF
APN's:	606-080-006, 009, 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. These 3 parcels of land are zoned for a business park and entitled for industrial development 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

760.779.4000
72000 Magnesia Falls Drive
Rancho Mirage, CA 92270
www.johnsoncommercial.net



INDUSTRIAL LAND FOR SALE

Indio Blvd
Indio, CA 92201



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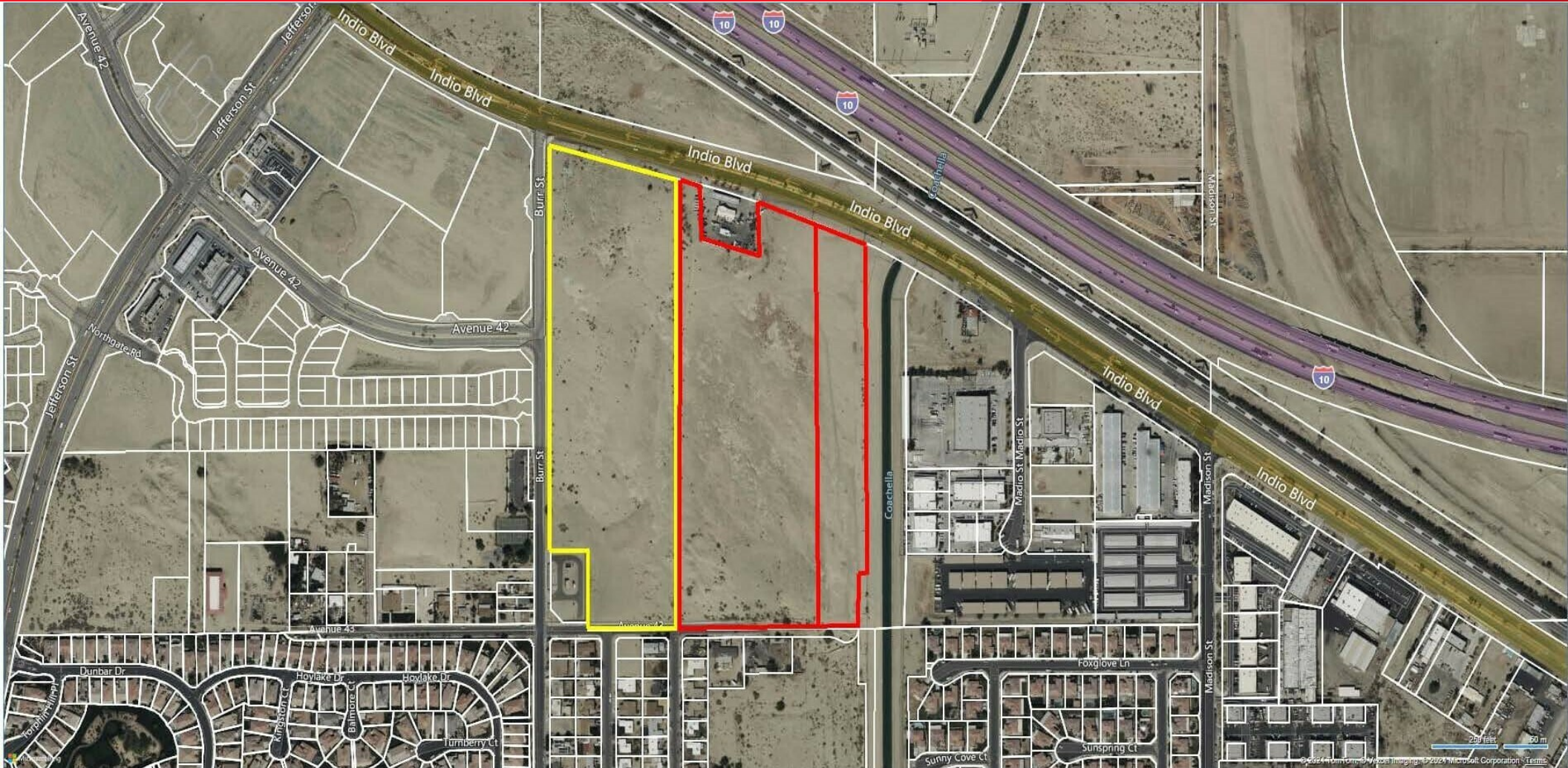
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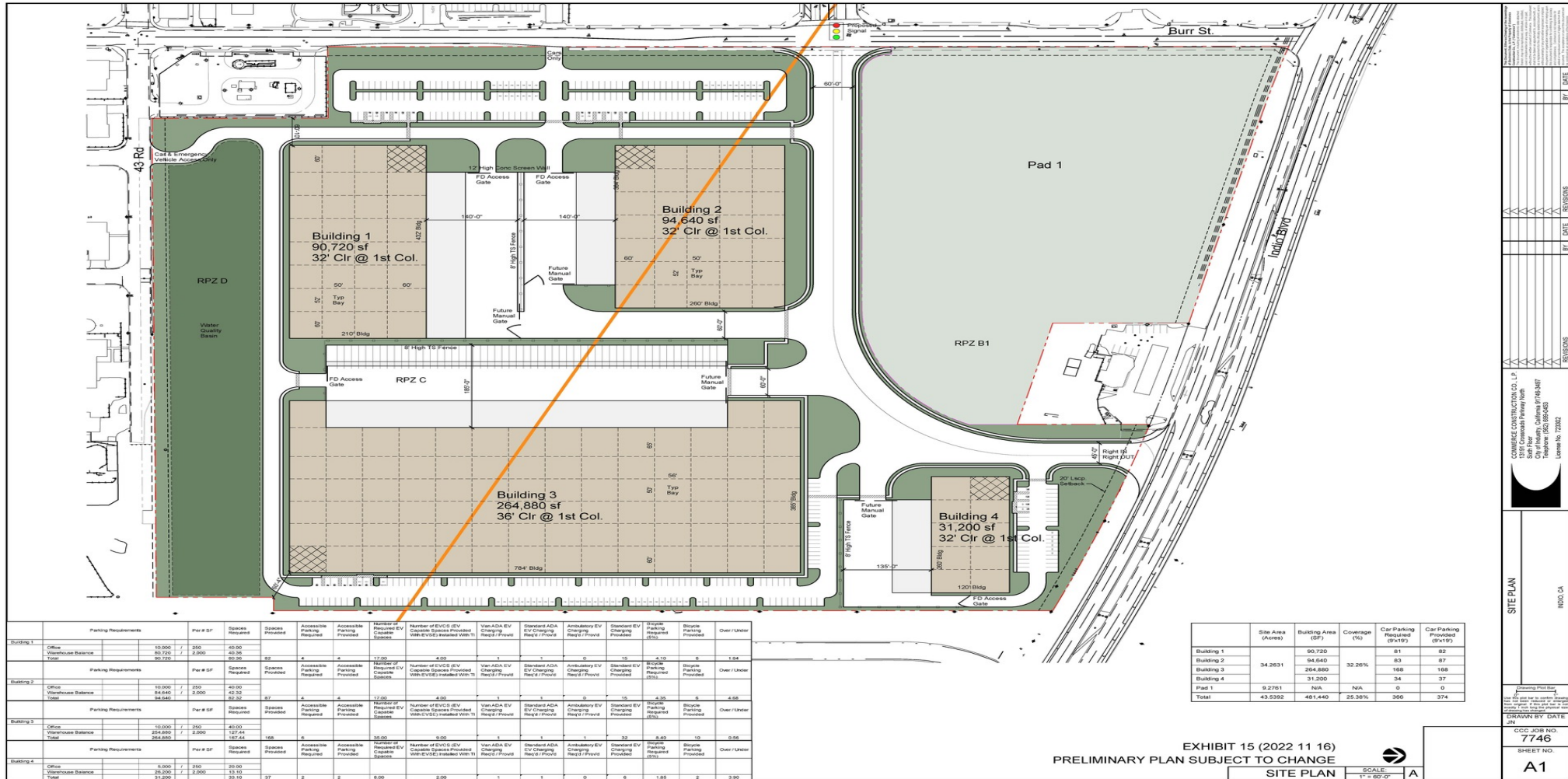


EXHIBIT 15 (2022 11 16)
PRELIMINARY PLAN SUBJECT TO CHANGE
SITE PLAN



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

INDIO, CA

DATE: 11/16/2022

SCALE: 1" = 60'-0"

SHEET NO. A1

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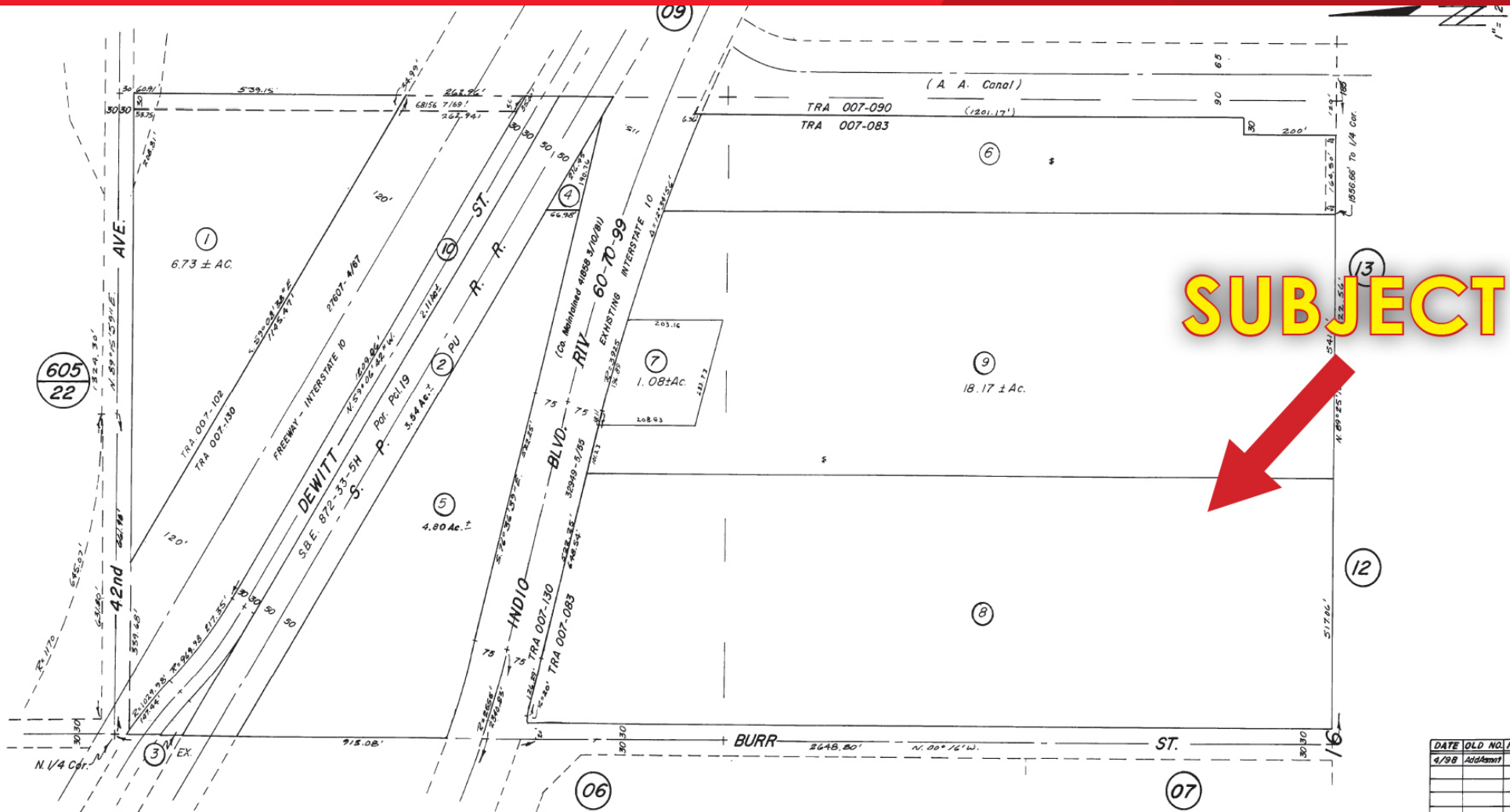
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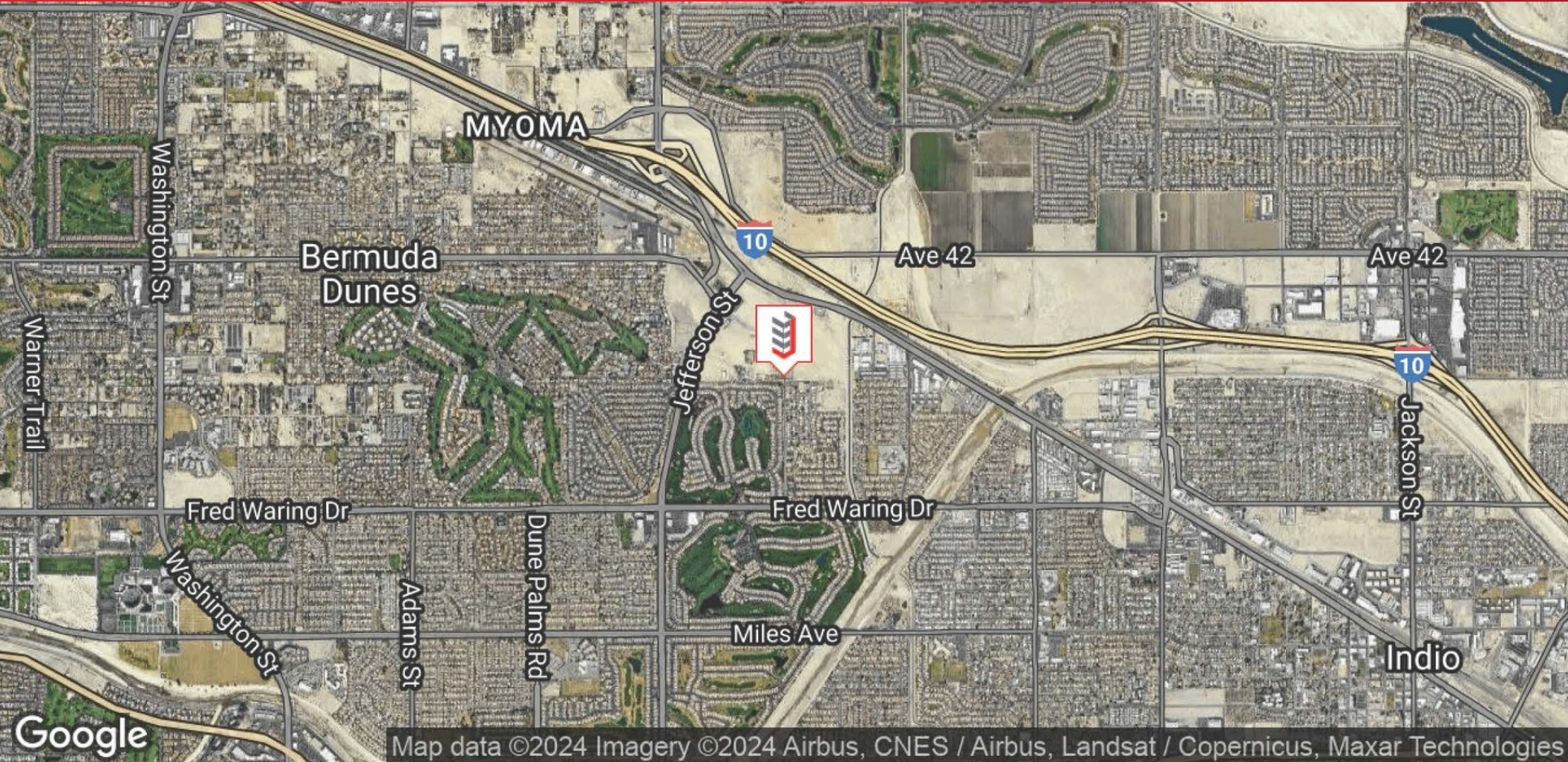
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