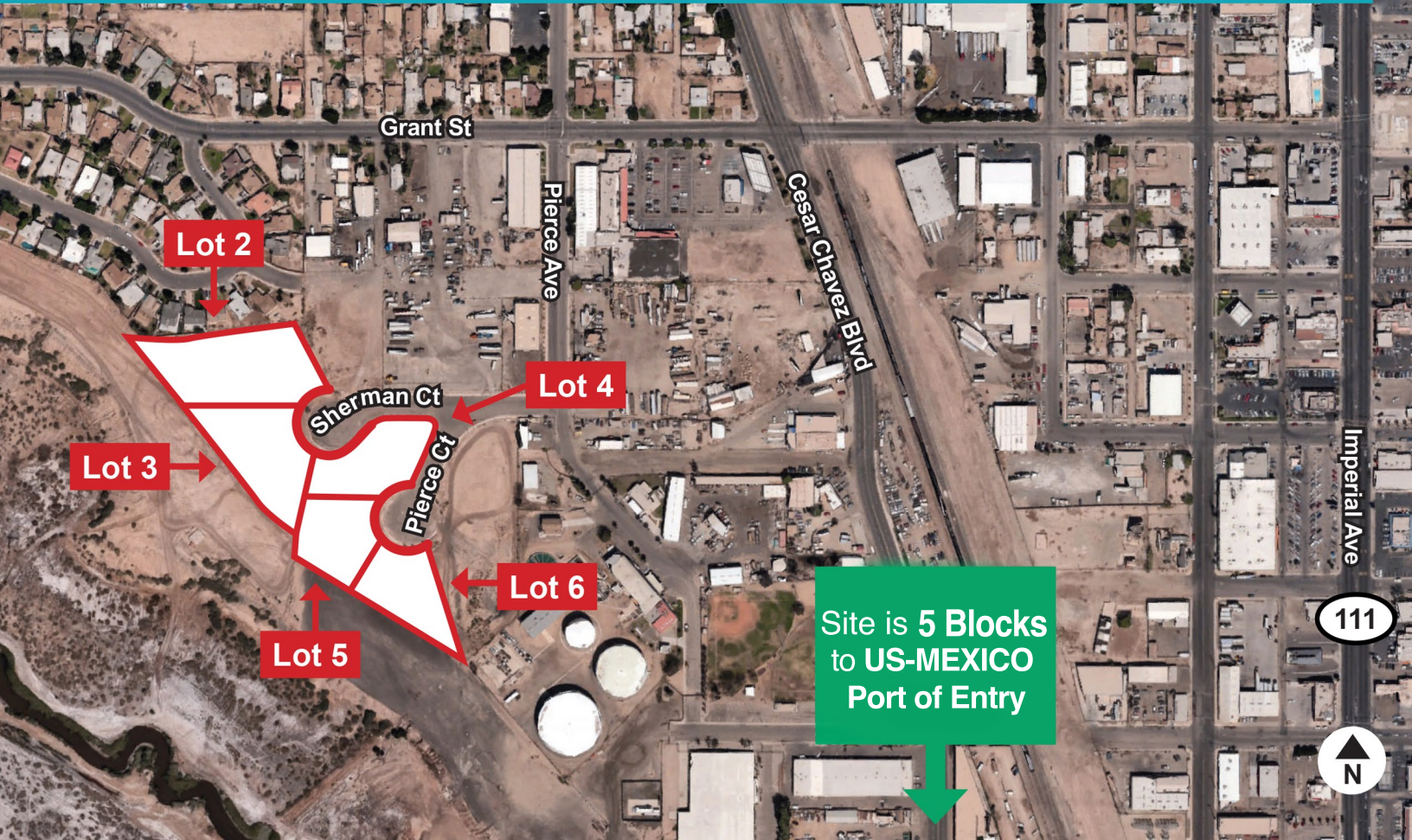


For Sale | 5.4 Total Acres Sherman Industrial Park Subdivision

5 LOTS AVAILABLE Ranging From 0.84 To 1.68 Acres Each

Sherman Court & Pierce Court | Calexico, CA 92231



CALEXICO *California*
WHERE CALIFORNIA AND MEXICO MEET

OPPORTUNITY ZONE

OPPORTUNITY ZONE INCENTIVES - REAL ESTATE INVESTMENT & DEVELOPMENT OPPORTUNITY

The **Investment in Opportunity Act in 2017** amended the Internal Revenue Service code to authorize the designation of opportunity zones in qualified communities and to provide tax incentives for investments in the zones, including deferring the recognition of capital gains that are reinvested in the zones. **Opportunity Zones** are designed to spur economic development by providing tax benefits to investors, with accretive advantages coming for longer hold periods.

LOTS AVAILABLE

Lot #	Lot Size	Price
2	1.680 Acre	\$365,904
3	1.090 Acre	\$275,517
4	0.886 Acre	\$228,660
5	0.849 Acre	\$221,964
6	0.909 Acre	\$200,766

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