



REAL ESTATE & BUSINESS OPPORTUNITY

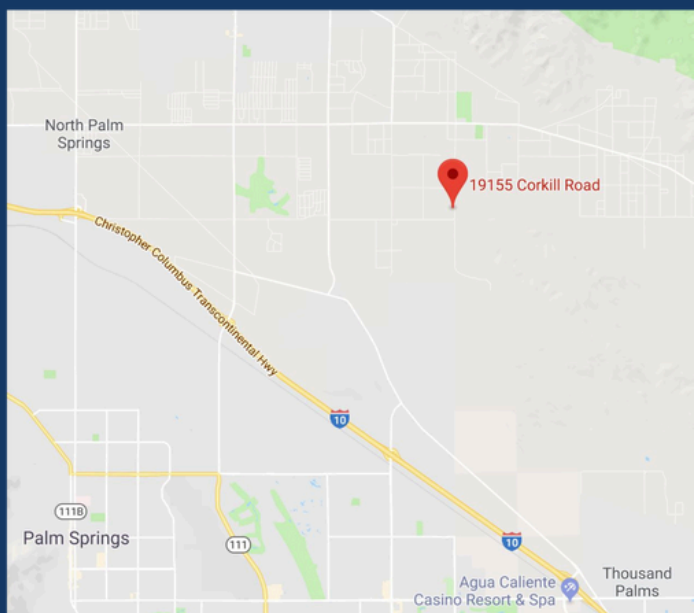
AVAILABLE FOR SALE

1 0 A C R E S O F L A N D

1 0 A c r e s F i s h F a r m A n O a s i s R e t r e a t

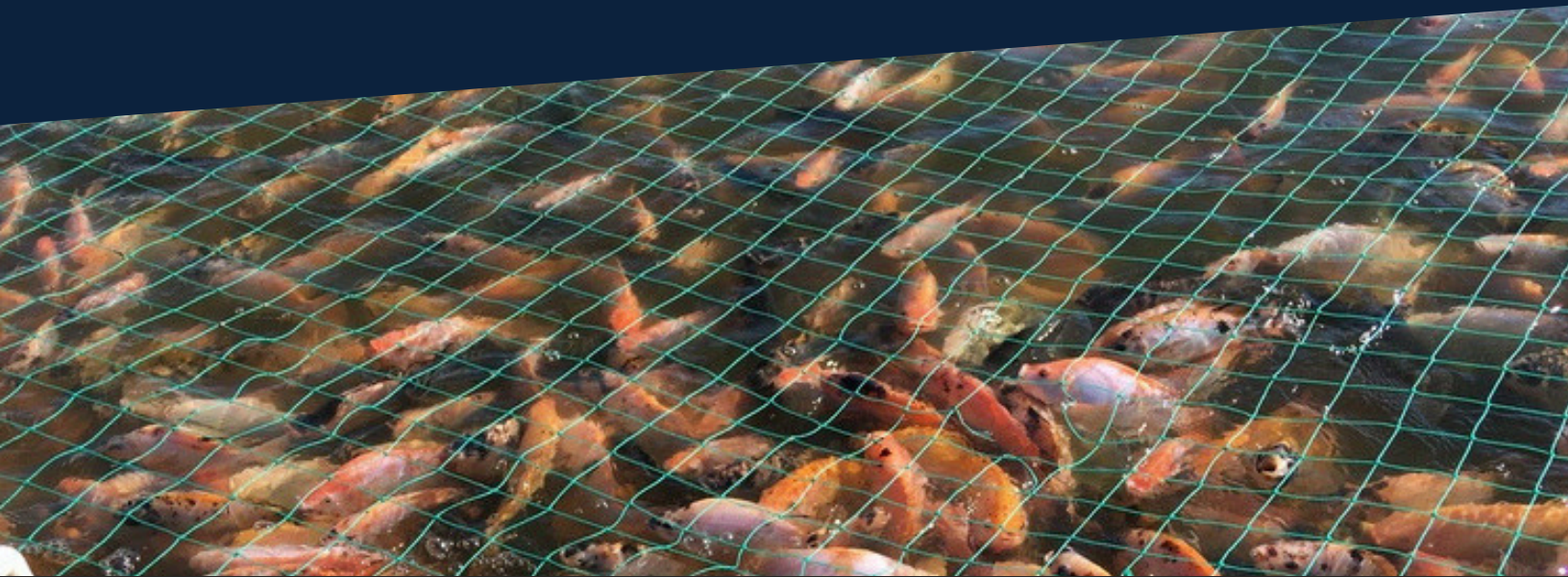
1 9 1 5 5 C o r k i l l R d , D e s e r t H o t S p r i n g s , C A 9 2 2 4 1

Presented By: The Yamzon Team



EXECUTIVE SUMMARY

Remax Commercial is proud to present a rare 10 AC Tilapia fish farm. An oasis in the desert and great water source. Fully established Tilapia farm with a built-in and above ground tanks, two reservoirs, and several ponds. The farm specializes in breeding Tilapia, Catfish, and various types of plants that include palm trees medical plants. Real estate and business opportunity with existing clientele. Strategically located near the California 10 Freeway. Proximity to the designated area of DHS for the growth industry of marijuana. This deal is a true winner for a strategic looking for an asset with an existing business and readily obtainable potential.



T I L A P I A F I S H F A R M 1 0 A C O F L A N D



PROPERTY DESCRIPTION

10 AC TILAPIA FARM

**Real Estate and
Business Opportunity**

Existing Clientele

Subject Property: 19155 Corkill Rd, Desert
Hot Springs, CA 92241

Lot Size: 10 AC

No of Units: 1

Property Type: Land

Property Sub Type: Commercial / Other

Additional Sub Type: Agribusiness / Rural
Ranch / Pasture

Assessor's Parcel Number: 659-030-015



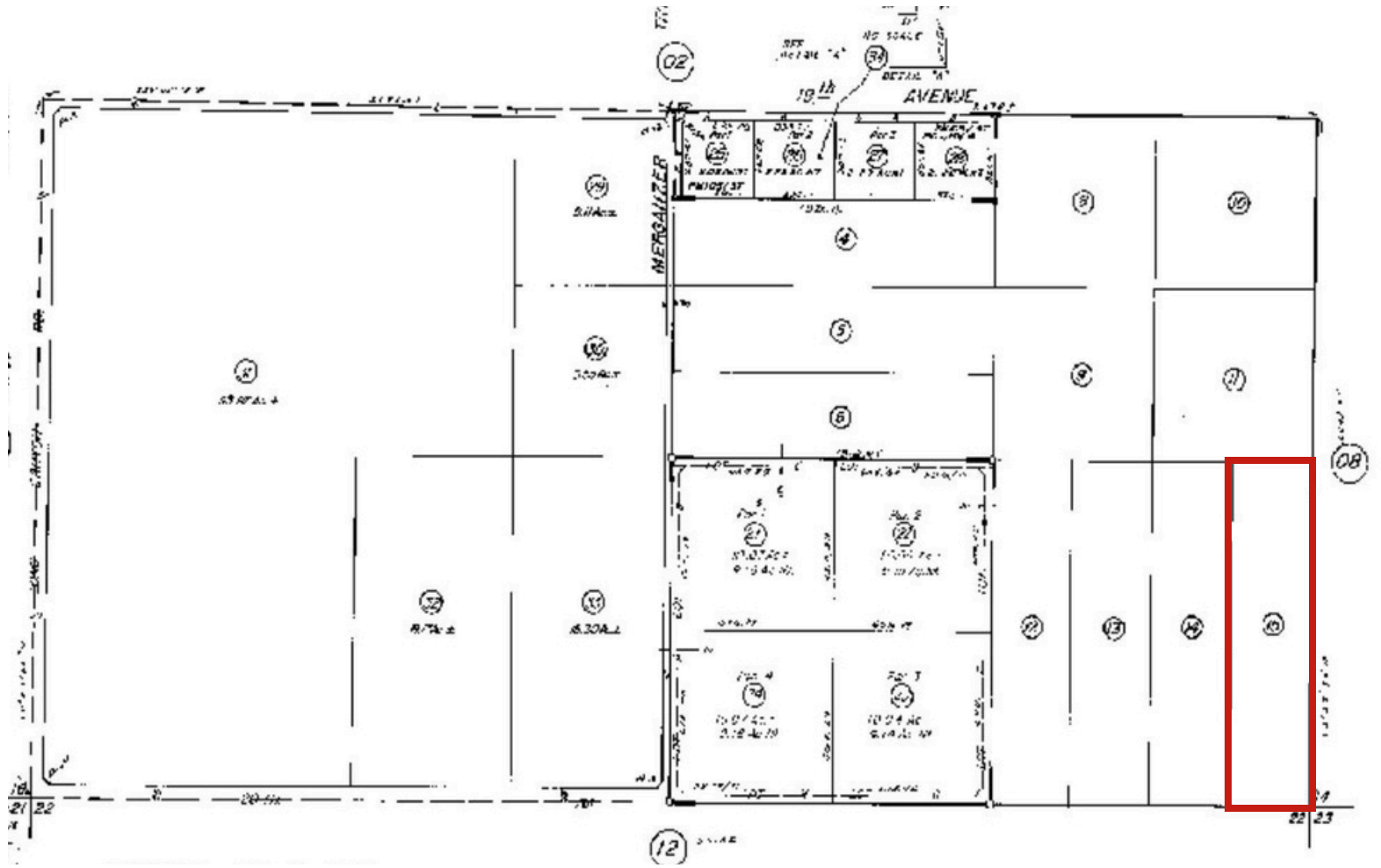
INVESTMENT HIGHLIGHTS

- 10 ACRE OF LAND
- IDEAL OWNER USER OPERATION
- WELL MAINTAINED FACILITIES AND PONDS
- REAL ESTATE AND BUSINESS OPPORTUNITY
- 20 + YEAR OF EXISTING CLIENTELE
- GREAT WATER SOURCE
- NO MARKETING IN OVER TEN YEARS
- ADDITIONAL AGRICULTURE INCOME IN PALM TREES AND MEDICAL PLANTS
- PROXIMITY TO THE DESIGNATED AREA OF DHS FOR THE GROWTH INDUSTRY OF MARIJUANA
- PROXIMITY TO THE 10 FREEWAY
- TANKS ARE BUILT-IN ABOVE GROUND LEVEL WITH SEVERAL RESERVOIRS AND PONDS



Parcel Map

19155 Corkill Rd, Desert Hot Springs, CA 92241

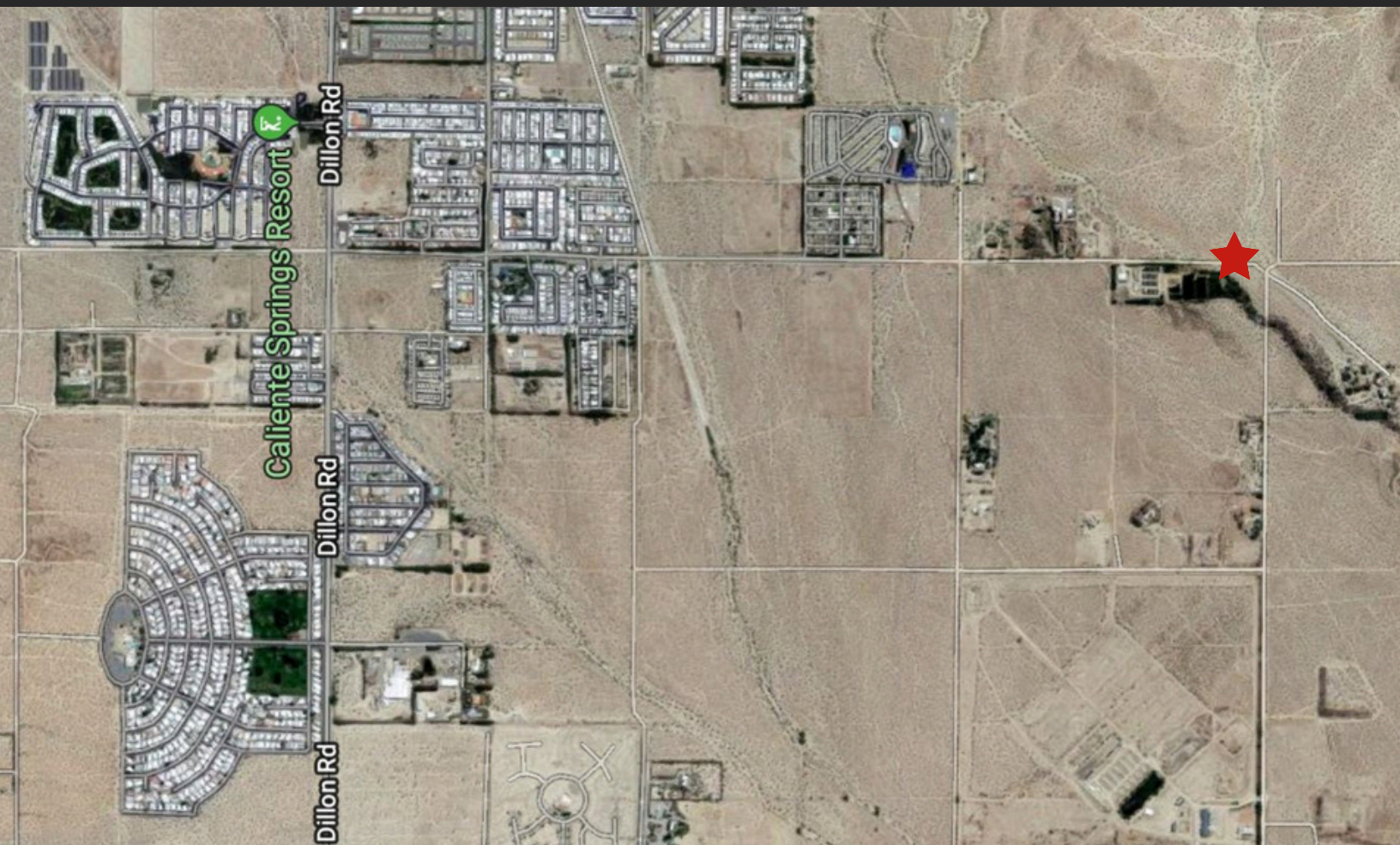


Aerial Map

19155 Corkill Rd, Desert Hot Springs, CA 92241



T I L A P I A F I S H F A R M 1 0 A C O F L A N D





Population: 2,387,741



7,206.4 Sq Miles

331.3 People per square mile

RIVERSIDE COUNTY

With rivers, mountain peaks, deserts and fertile valleys, Riverside County offers the diversity that few locations can match. More than two million people live in Riverside County, taking advantage of affordable housing, nearby beaches, mountains, hiking and bike trails, the Wine Country near Temecula and resorts that offer oases in the desert.

The county is working to diversify beyond the housing industry that has driven the region's economy for years. Transportation corridors – highways, airports and rail lines – support Southern California's shipping connection to Asia, a vital link for California and the rest of the nation.

California's fourth-largest county population is expanding its economy, working to make Riverside County as business-friendly as possible and using health and recreations strategies to make the county a healthier place for residents. Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, combined with a rich cultural heritage and frontier history, make Riverside County a great place live, work or visit.

Population: 66,414

38.4 Sq Miles
1,641.2 People per square mile

Desert Hot Springs Demographics

Age

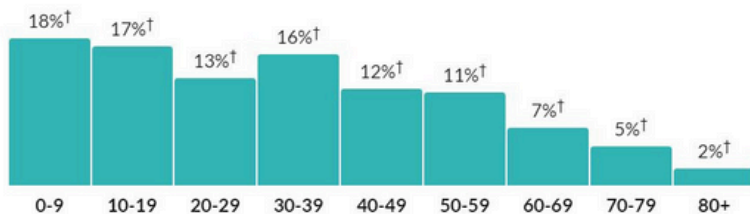
31.5

Median age

a little less than the figure in the Riverside-San Bernardino-Ontario, CA Metro Area: 33.5

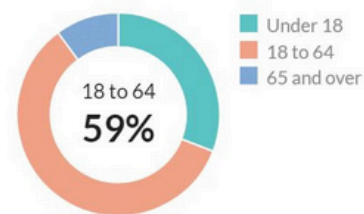
about 90 percent of the figure in California: 35.8

Population by age range



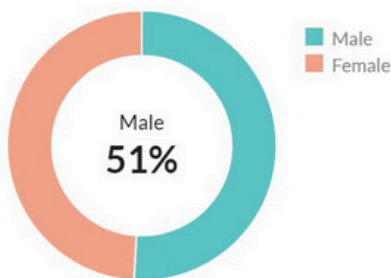
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Population by age category



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Sex



Race & Ethnicity



Households

9,041

Number of households

the Riverside-San Bernardino-Ontario, CA Metro Area: 1,313,557

California: 12,717,801

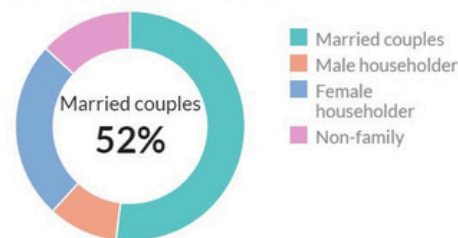
3.1

Persons per household

a little less than the figure in the Riverside-San Bernardino-Ontario, CA Metro Area: 3.3

a little higher than the figure in California: 3

Population by household type



Income

\$13,828

Per capita income

about three-fifths of the amount in the Riverside-San Bernardino-Ontario, CA Metro Area: \$22,624

about half the amount in California: \$30,318

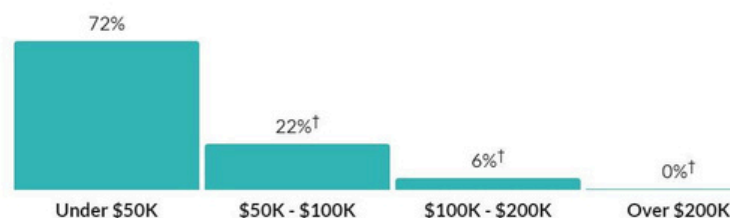
\$33,027

Median household income

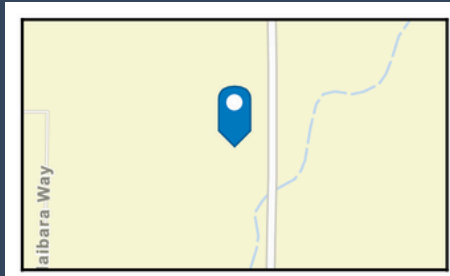
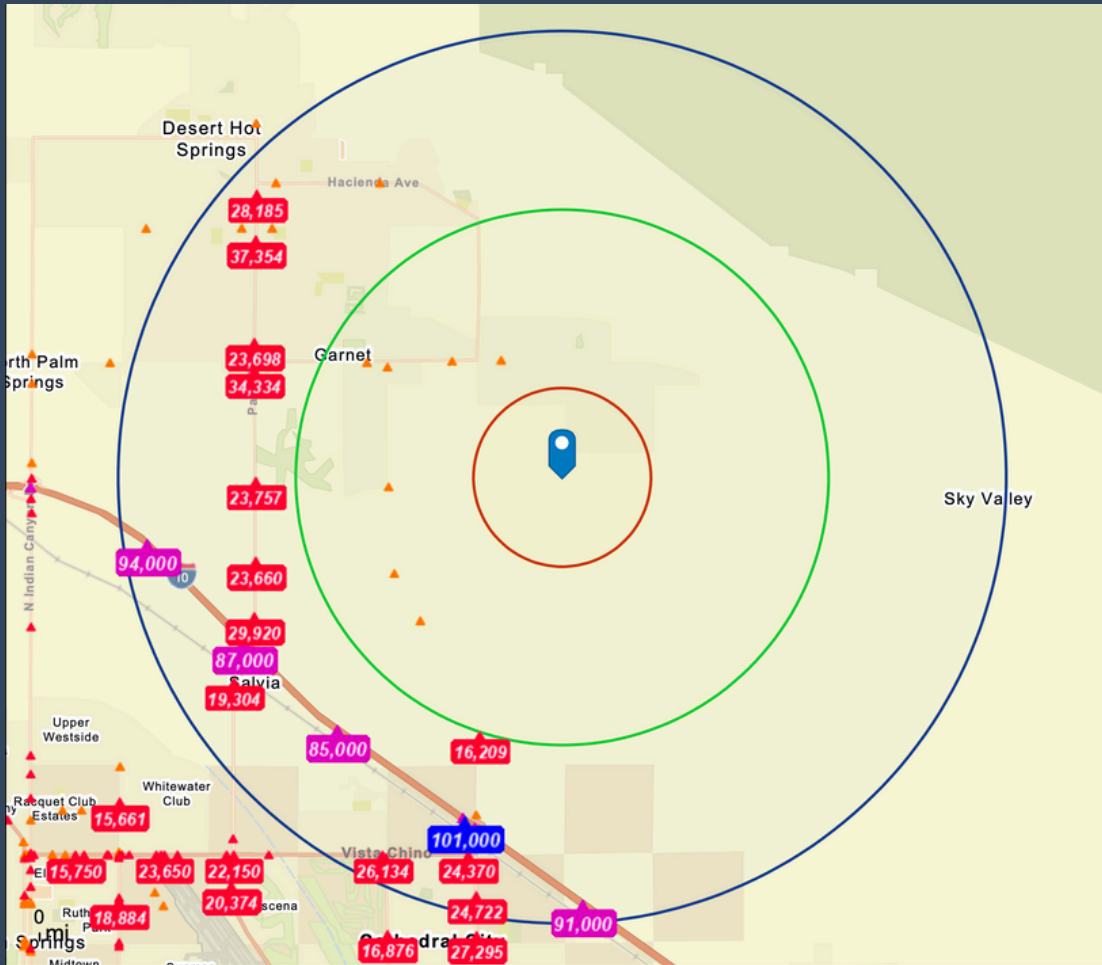
about three-fifths of the amount in the Riverside-San Bernardino-Ontario, CA Metro Area: \$55,092

about half the amount in California: \$61,818

Household income



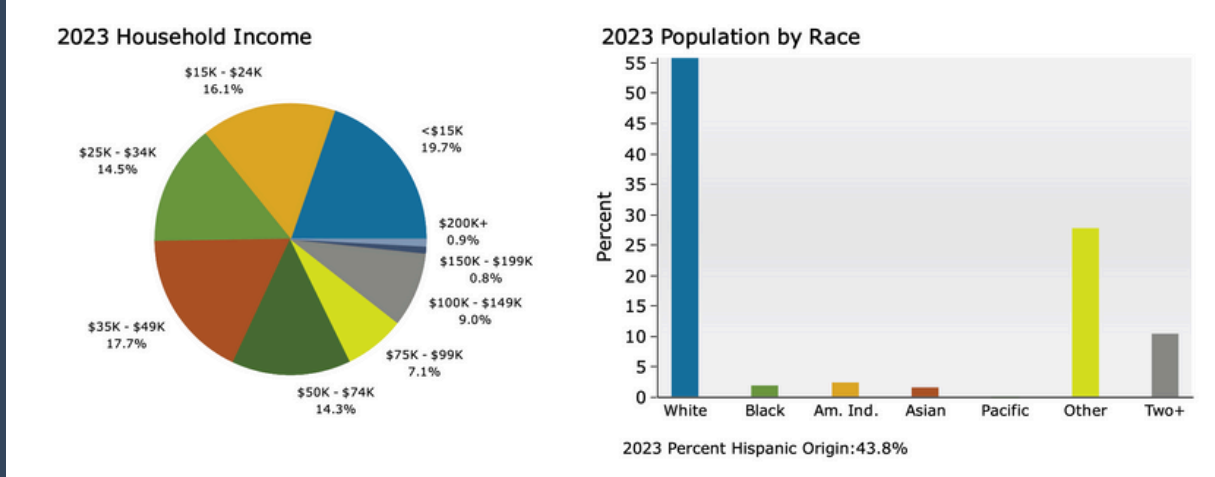
Traffic Count -1-3-5 Mile Radius



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (04/2022)



THE YAMZON TEAM CONTACT

JORGE YAMZON

Senior Vice President / Director

Direct: 626-786-5869

Email: Jorgeyamzon@remax.net

CA DRE LICENSE #01359483

KRISTINE DELGADO

Commercial Associate

909 835 7265

Kristine.Delgado@remax.net

CA DRE LICENSE #02157220

RJ DELACRUZ

Senior Associate

Direct: 562 254 3301

Rjdelacruz.remaxcre@gmail.com

CA BRE LICENSE #01962723

