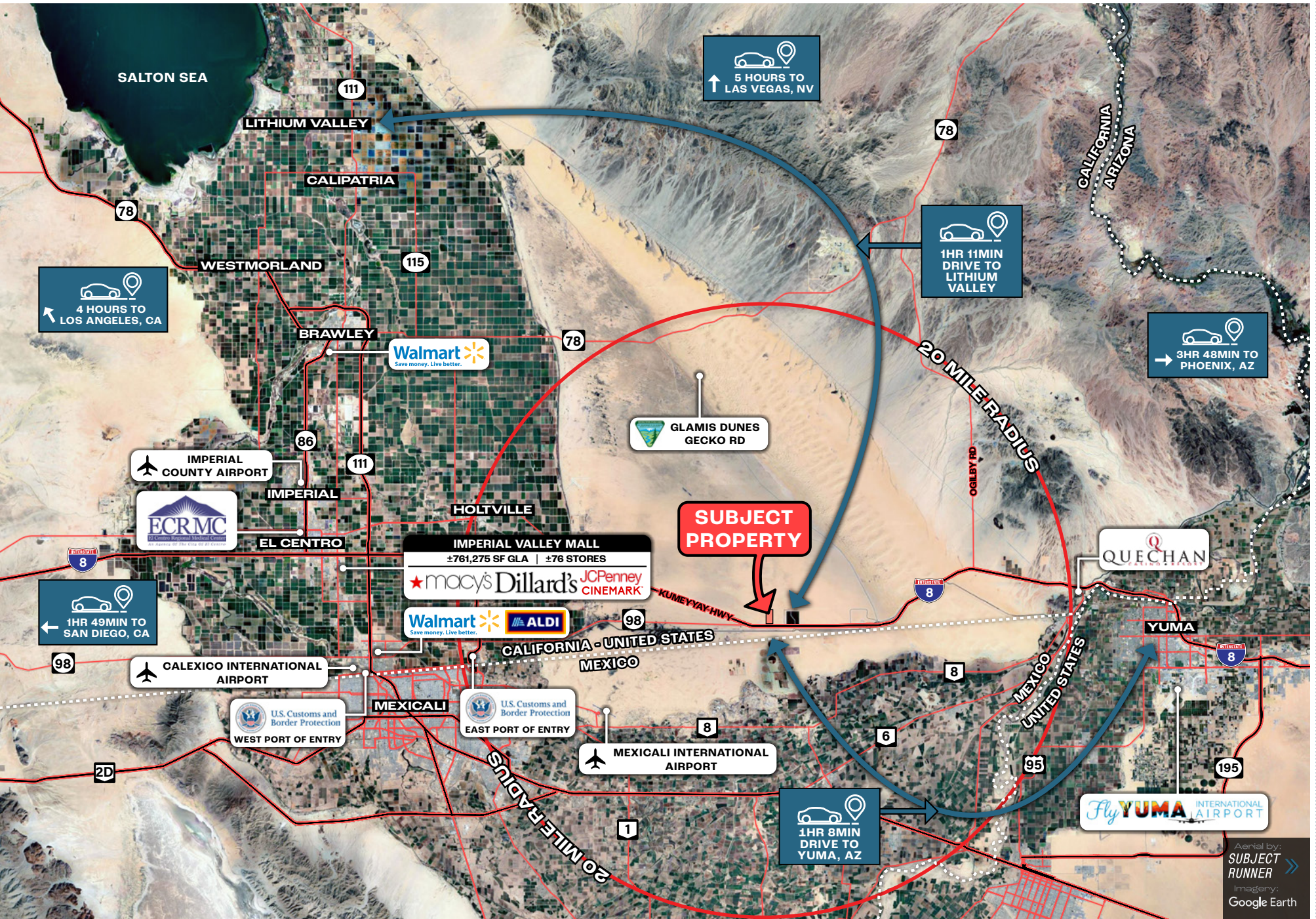


PARCELS FOR SALE FRONTAGE TO INTERSTATE 8



±311 ACRES

ALONG INTERSTATE 8
FRONTAGE ROAD
(EVAN HEWES HWY)

PRIME LOCATION

Income producing with an existing **lease** of a **wireless communications tower** on a small area **and a billboard sign**

Many potential for development of *desined project of **up to 12 parcels (so long each parcel contains 20 acres or more)** by creating a lot-line adjustments **with a minor subdivision application** onto the 3 current parcels so **each can have 4 lots. Please note that currently there are 3 separate parcels**

See all potential uses of this site zoned s-2*

PROPERTY OVERVIEW

- » Opportunity includes up to 3 parcels ranging from ~18 to 311 acres
- » Zoning: S-2 (Imperial County – allows a wide range of uses)
- » Terrain / Buildability: Predominantly flat and highly usable land ideal for various development types

KEY HIGHLIGHTS

- » **Significant Land Holding:** One of the largest contiguous land offerings in Imperial Valley (~311 acres).
- » **Flexible Development Potential:** Zoned S-2, the property can support uses including mobile home parks, RV parks, communication towers, industrial operations, recreation, and large-scale commercial plans.
- » **Strategic Location:** Positioned along California State Route 8, providing excellent regional roadway access and visibility which supports both local and cross-border traffic (SR-98 connects to Interstate 8 and serves as a key east-west corridor south of I-8).
- » **Proximity to Key Regional Hubs:** Approximately 30 minutes east of El Centro, north of Calexico (near the US-Mexico border), and west of Yuma, AZ, enhancing commercial and logistic appeal.
- » **Income Potential:** Listing materials note an existing lease on a portion of the land for a wireless communication tower, offering potential income while planning development.
- » **Flat Topography:** The flat terrain simplifies large-scale development or subdivision planning.
- » **Potentially Lot splits**

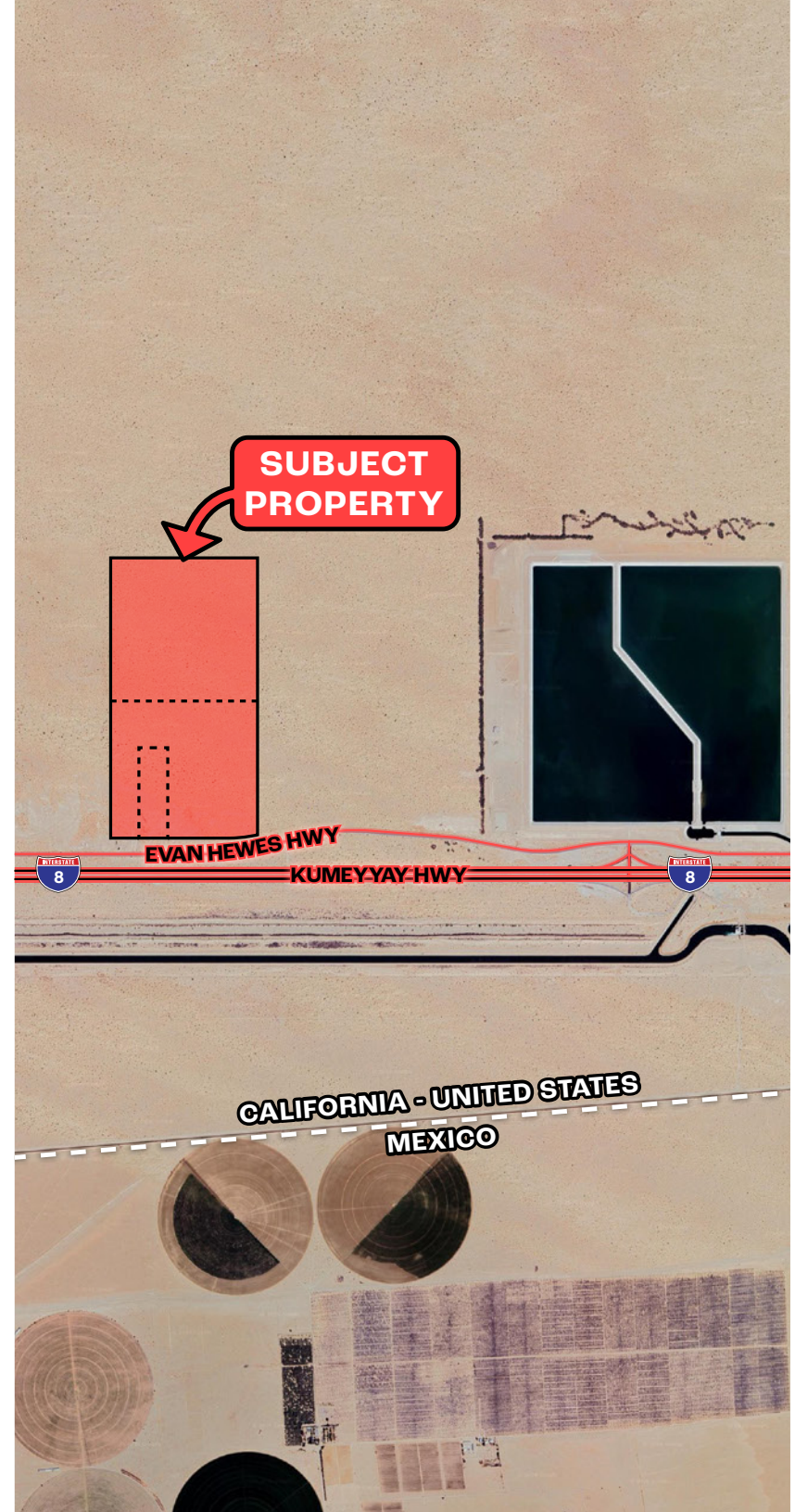
PRICING

- » \$3,787,000
- » \$12,176.85 per acre



CONTACT

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OPEN SPACE ZONE S-2*

- » Airports, airparks, heliparks.
- » Asphaltic/concrete batch plants.
- » Communication Towers: including radio, television, cellular, digital
- » Equestrian establishment.
- » General Store.
- » Solar Farms.
- » Facilities for the transmission of electrical energy (100-200 kV).
- » Mobile home/RV Park.
- » Off road vehicle and on motorcycle events.
- » Oil, and gas and geothermal exploration.
- » Parks and picnic grounds.
- » Recreational camps, resorts, guest and dude ranches, organized camps.
- » Riding, hiking, and bicycle trials.
- » Special Occasion Facility.
- » Youth camps.

Key gateway for cross-border trade and residential growth.

CROSS-BORDER COMMERCE:

- » Mexicali is the largest aerospace manufacturer in Mexico for commerce to the United States.
- » Mexicali, is a major industrial hub known for its strong manufacturing base, including biotech, and large-scale assembly operations for companies like NASSCO, General Atomics, and Sony. This provides a built-in-demand driver for logistics and industrial space.
- » One of the Busiest Commercial Border Crossings in the World. The Calexico–Mexicali border is among the most active international trade corridors in North America, facilitating billions of dollars in annual goods movement between Mexico and the United States.
- » Nearshoring & U.S.–Mexico Supply Chain Realignment Mexicali has become a key beneficiary of nearshoring trends, increasing demand for warehousing, logistics hubs, and last-mile industrial space on the U.S. side.
- » Infrastructure Expansion & Port of Entry Investments Ongoing federal and state investments in border infrastructure and port modernization continue to increase throughput capacity and trade efficiency.
- » Regional Trade Dominance: The region benefits from two ports of entry with Mexico , including the Calexico East Port of Entry which alone manages over \$20 billion in annual cross-border trade as well as railway access to Los Angeles, San Diego, Arizona, and mainland Mexico, granting access to over 33 million consumers within 300 miles.

KEY INDUSTRY SECTORS IN MEXICALI INCLUDE:

- » Aerospace (via a growing cluster of aerospace firms).
- » Electronics & electrical manufacturing (integrated circuits, motors/generators).
- » Medical devices / life sciences.
- » Automotive and mobility parts.

INFRASTRUCTURE AND LOGISTICS:

- » Border crossings, transport corridors, specialized industrial parks all support these cross-border operations.