

FOR SALE

60 ACRES OFF OF HIGHWAY 78, OCOTILLO WELLS, CA
ZONING: S-2 COMMERCIAL, IMPERIAL COUNTY



SALTON SEA

THE OFFERING:

Two adjacent parcels, totaling 60 acres, located in Ocotillo Wells, Imperial County, CA. The land is zoned S-2 Commercial and permitted uses include:

- Agriculture and Accessory Uses
- Mineral Extraction
- Pasturing and Grazing
- Solar Energy Generation
- Public Buildings
- Storage
- Additional industrial, manufacturing, commercial, energy, and recreational uses are allowed with the issuance of a Conditional Use Permit (CUP).

PRICE	\$240,000
PROPERTY TYPE	Vacant Land
APNs	019-060-025-000 (40 Ac) & 019-060-042-000 (20 Ac)
LAND AREA	60 Acres
JURISDICTION	Imperial County
ZONING	S-2 Commercial (Click Here for More Info)
GENERAL PLAN	Recreation / Open Space (Click Here for More Info)
MAX HEIGHT	40' or 100' for Communication Towers

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LOCATION	DISTANCE	DRIVE TIME
Brawley, CA	23 miles	28 min
El Centro, CA	32 miles	43 min
Calexico, CA	46 miles	50 min
Calexico/Mexicali Border Crossing	47 miles	52 mins
Palm Desert, CA	61 miles	1 hr, 5 min
Temecula, CA	97 miles	1 hr, 50 min
Escondido, CA	90 miles	1 hr, 58 min
San Diego International Airport	111 miles	2 hr, 20 min

