

3.17 ACRES - INDUSTRIAL/COMMERCIAL CALEXICO EAST PORT OF ENTRY

ROOD ROAD | CALEXICO, CA 92231

East Port
of Entry

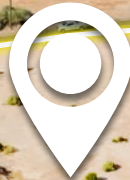
MEXICO

U.S. / MEXICO BORDER

New Port
Business Park



5,014,733 VEHICLES &
458,159 TRUCK CROSSINGS
IN 2023



Rood Rd



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- Excellent location along Rood Road, Maggio Road & State Highway 7
- Permitted uses include industrial, retail, lodging, automotive, commercial, storage, distribution and more.
- Gateway Commercial (GC) - Zoning
- 2 parcels – 1.85 and 1.32 acres
- Asking Price: \$1,126,000

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P. 760.929.9700 | lee-associates.com | Corporate Lic 01096996



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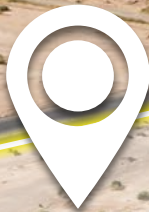
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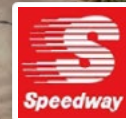
MEXICO

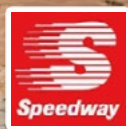
New Port
Business Park



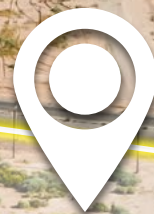
Rood Rd

Maggio Rd





Maggio Rd



Rood Rd



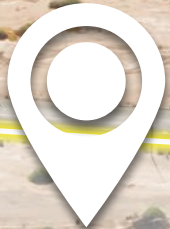


MEXICO

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Maggio Rd

Rood Rd





UETA Duty Free

Gastrak

Baja Freight

DE ANDA TRUCKING
DeAnda Scale & Parking Service

Calexico Gateway Center - South

New Port Business Park

CALIFORNIA
7

7,671 CARS PER DAY

Jack
in the box

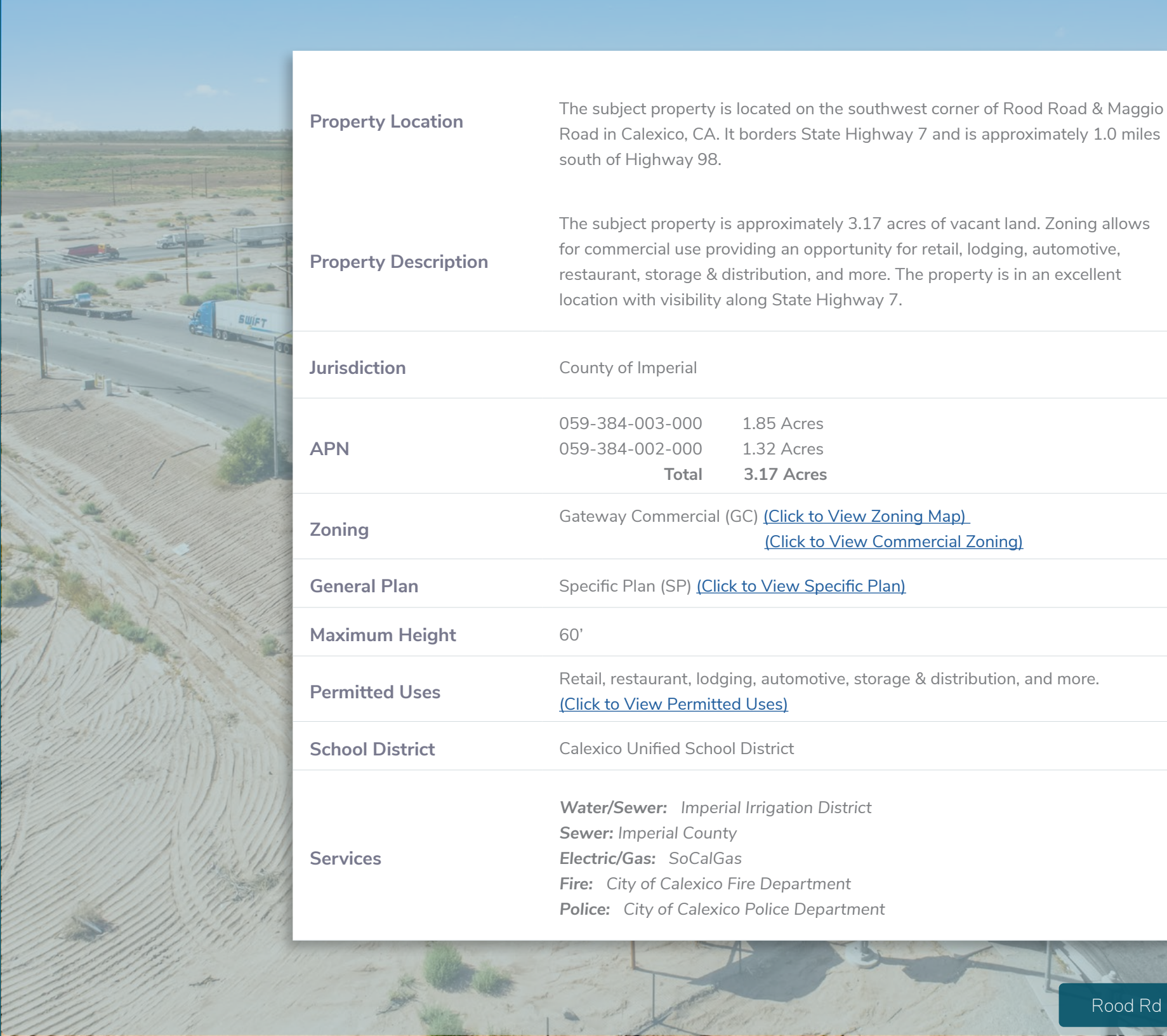
Speedway

Zinetta Rd

Maggio Rd

Rood Rd

→ N



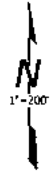
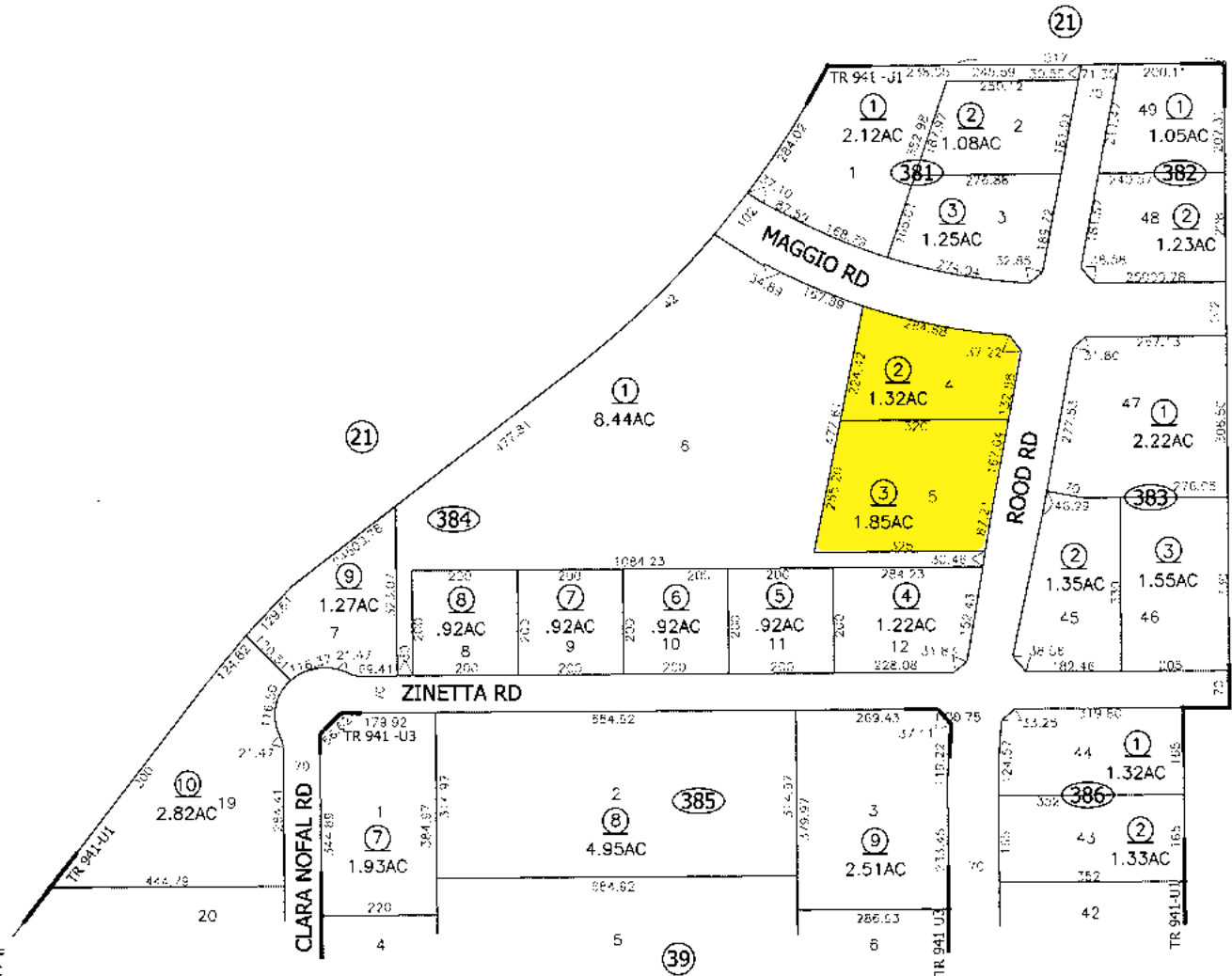
Property Location	The subject property is located on the southwest corner of Rood Road & Maggio Road in Calexico, CA. It borders State Highway 7 and is approximately 1.0 miles south of Highway 98.	
Property Description	The subject property is approximately 3.17 acres of vacant land. Zoning allows for commercial use providing an opportunity for retail, lodging, automotive, restaurant, storage & distribution, and more. The property is in an excellent location with visibility along State Highway 7.	
Jurisdiction	County of Imperial	
APN	059-384-003-000	1.85 Acres
	059-384-002-000	1.32 Acres
	Total	3.17 Acres
Zoning	Gateway Commercial (GC) (Click to View Zoning Map) (Click to View Commercial Zoning)	
General Plan	Specific Plan (SP) (Click to View Specific Plan)	
Maximum Height	60'	
Permitted Uses	Retail, restaurant, lodging, automotive, storage & distribution, and more. (Click to View Permitted Uses)	
School District	Calexico Unified School District	
Services	<p>Water/Sewer: Imperial Irrigation District</p> <p>Sewer: Imperial County</p> <p>Electric/Gas: SoCalGas</p> <p>Fire: City of Calexico Fire Department</p> <p>Police: City of Calexico Police Department</p>	

Plat Map

POR TRACT 941 - UNIT NO.1 & POR TRACT 941 - UNIT NO. 3
 FM 19-10 FM 22-29

Tax Area Code
 57-004

59-38



9-11-12 MF
 1-30-08 LC
 12-29-05 RM
 6-23-04 RM
 FROM 59-21 & 28
 9-27-99 RM

059-300-01-01 STREETS IN TRACT 941 UNIT NO 1 & 2 DELETED PARCEL 08-30-2002



DISCLAIMER:
 THIS IS NOT AN OFFICIAL MAP.
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE SEC. 327)

Assessor's Map Bk.59-Pg.38
 County of Imperial, Calif.

About the East Port of Entry, Calexico

The East Port of Entry in Calexico stands as a vital gateway between the United States and Mexico, facilitating robust cross-border trade and fostering economic growth. This modern and efficient port of entry handles a significant volume of commercial and passenger traffic daily, underscoring its importance as a hub for international commerce. Strategically located, the East Port of Entry ensures seamless connectivity, making it an ideal location for businesses looking to capitalize on the dynamic bi-national market.

Recent upgrades and expansions at the East Port of Entry have enhanced its capacity and efficiency, paving the way for increased trade and economic activity. The state-of-the-art facilities streamline customs and immigration processes, ensuring a smooth flow of goods and people. This infrastructure supports a wide range of industries, from manufacturing and logistics to retail and services, creating a fertile environment for business growth. For investors and developers, the East Port of Entry presents a unique opportunity to tap into the thriving border economy, offering unparalleled access to both U.S. and Mexican markets.

The Calexico East Port of Entry serves as a border crossing point between the United States and Mexico, connecting the cities of Calexico, California, and Mexicali, Baja California. Here are the details for this port:

Port Code: 2507

Location Address: 1699 East Carr Rd,
Bldg A, Calexico, CA 92231

Phone: +1 760-768-2300

Hours of Operation:

Entry: 8:00 AM - 4:30 PM (Pacific),
Monday - Friday

Cargo Facility: 6:00 AM - 8:00 PM
(Pacific), Monday through Friday; 10:00
AM - 6:00 PM (Pacific) on Saturdays;
8:00 AM - 4:00 PM (Pacific) on holidays



About the East Port of Entry, Calexico

Trucks Crossing 2022-2023

Port	2022	2023	YoY Change	Port % Total
Laredo, TX	2,799,601	2,936,130	4.9	39.9
Otay Mesa, CA	1,052,286	1,034,188	-1.7	14.1
Hidalgo, TX	673,836	708,726	5.2	9.6
Ysleta, TX	650,404	640,667	-1.5	8.7
Calexico East, CA	453,776	458,159	1.0	6.2
Total all ports	7,258,400	7,356,659	1.4	100

Personal Vehicles Crossing 2022-2023

Port	2022	2023	YoY Change	Port % Total
San Ysidro, CA	15,349,871	15,845,661	3.2	20.9
El Paso, TX	8,352,496	8,221,492	-1.6	10.8
Otay Mesa, CA	5,803,929	5,753,989	-0.9	7.6
Calexico, CA	4,919,857	5,014,733	1.9	6.6
Laredo, TX	4,552,930	4,908,368	7.8	6.5
Total all ports	73,245,410	75,891,766	3.6	100

Pedestrians Crossing 2022-2023

Port	2022	2023	YoY Change	Port % Total
San Ysidro, CA	6,678,157	6,847,737	2.5	17.4
El Paso, TX	3,650,111	4,247,771	16.4	10.8
Nogales, AZ	2,565,614	2,934,216	14.4	7.4
Brownsville, TX	1,832,544	2,837,737	54.9	7.2
Calexico, CA	2,604,066	2,815,354	8.1	7.1
Total all ports	35,886,904	39,421,651	9.8	100

**US-MEXICO
CROSS-BORDER TRADE
TOTALLED ALMOST
\$800 BILLION
IN 2023**



**Total Personal Vehicles
Crossing @ Calexico
5,014,733**



**Total Trucks
Crossing @ Calexico
458,159**



**Total Pedestrians
Crossing @ Calexico
2,815,354**

Demographics

1 mile



population

715



estimated households

145



average household income

\$85,464



median household income

\$98,565



total employees

141

3 miles



population

915



estimated households

202



average household income

\$88,300



median household income

\$99,141



total employees

152

5 miles



population

29,267



estimated households

7,702



average household income

\$79,559



median household income

\$63,304



total employees

587



LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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