27500 SIERRA DEL SOL, THOUSAND PALMS, CA 92276

Overview

The property is a total of 66 acres with multiple power drops, water well, and 5 companies providing rental income.

It is currently operating under a permit acknowledging that it is a legal nonconforming use for concrete and asphalt recycling as per SMP00198S1 for a period of forty years or until February 9, 2057. The Property is also legally zoned for certain uses, which include the following: manufacture of concrete, gypsum, plaster and mineral products. (11.26.B.1.h.5), Building materials sales yard., recycling collection facilities and recycling of wood, metal, and construction wastes (11.26.C.15).

In addition to the forgoing, the following uses may be established by receiving a conditional use permit: Concrete batch plants and asphalt plants, Disposal service operations, Dump sites and Recycling processing facilities.

DRIVERS

- Rebuilding of National and State Infrastructure
- Number of Projects Requiring Construction Materials
- California State Law AB 939 requires all jurisdictions reduce waste streams by a minimum of 50%
- Cost Benefits of Recycled Aggregates Over Virgin Aggregates
- Environmental Benefits of Moving Recycled into the Supply Stream

Commercial Gas

2000 AMP Onsite Power

Market Analysis

The Global Asphalt Modifiers Market is on a trajectory of substantial growth, with an estimated value of USD 4.15 billion in 2023 and a projected reach of USD 5.38 billion by 2028, reflecting a robust CAGR of 5.34% during the forecast period.

Despite an annual production capacity exceeding 300 million metric tons per year in the United States; *Constructor Magazine* predicts an asphalt shortage that will last at least four or five years and admits to seeing no real solution to the problem even within that period.

REBUILDING CALIFORNIA SB1

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Thousand Palms, CA

For Information Contact Preston @ 972-375-2824