

34.18 ACRES COMMERCIAL LAND

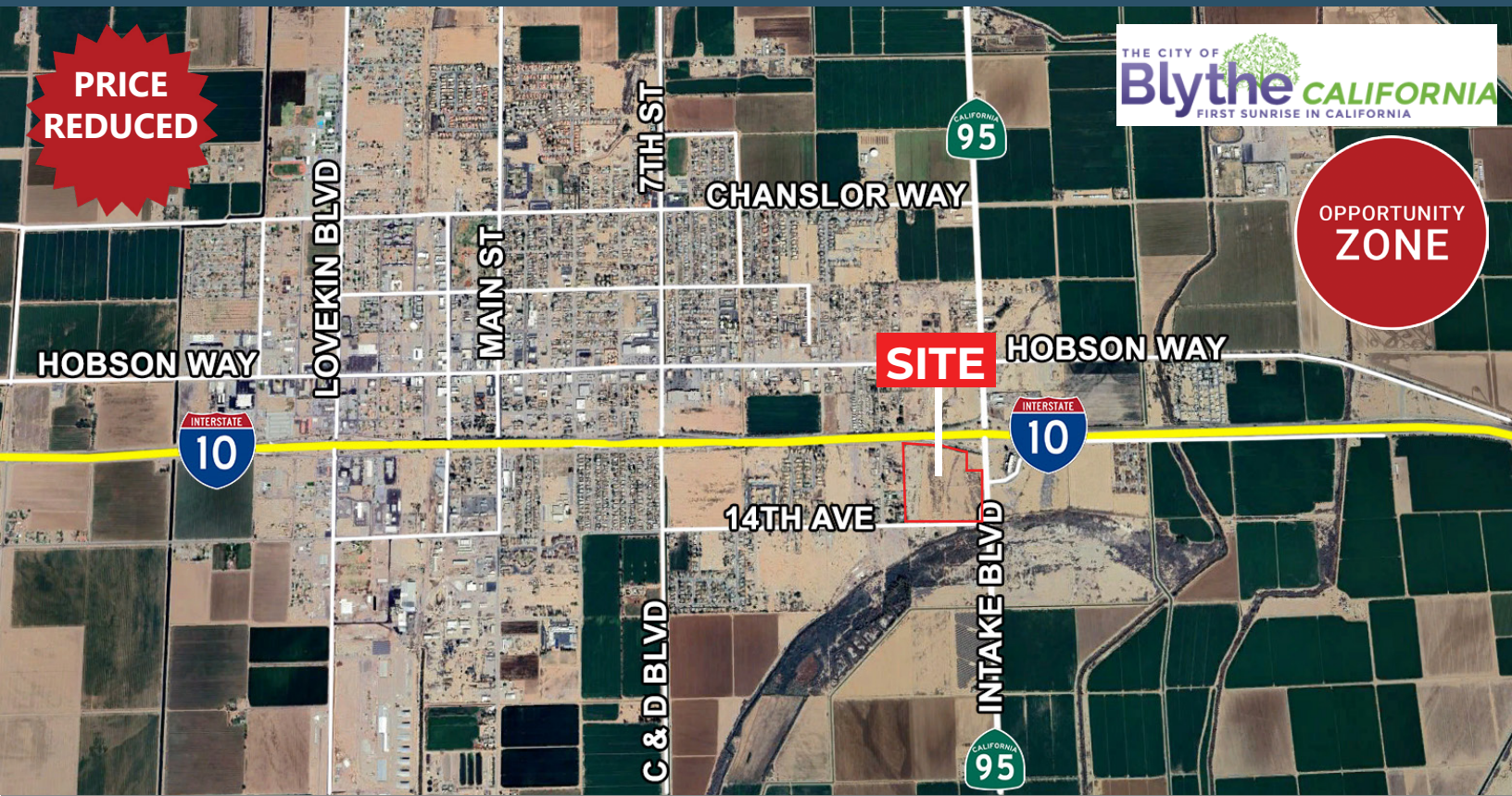
INTERSTATE 10 & US 95 OFF-RAMP, BLYTHE

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

**PRICE
REDUCED**

THE CITY OF
Blythe CALIFORNIA
FIRST SUNRISE IN CALIFORNIA

**OPPORTUNITY
ZONE**



1851 E 14TH AVE./INTAKE BLVD., BLYTHE, CA

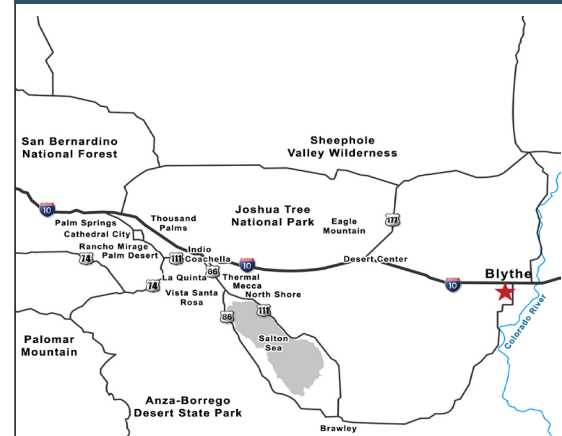
FEATURES

- Priced To Sell Fast - Sold In 2019 For \$2,750,000
- At The Immediate Off-Ramp Of I-10 & US 95 (Intake Blvd.)
- Incredible Freeway Frontage Of Approximately 1,141 Ft.
- Proposed Blythe Green Complex with 12 Buildings - CEQA Approved
- Fenced
- 2 Miles to California/Arizona Border
- Ideal Location for Truck & Trailer Swap Yard or Cross-Dock Facility
- Located Across From Proposed Clean-Energy Transportation Hubs
- Across from Hampton Inn & Suites
- Seller Will Consider Ground Lease

ASKING PRICE: \$1,500,000 (\$1.00 S/F)

Reduced From \$1,950,000 (\$1.31 S/F)

VICINITY MAP



VICINITY MAP

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AERIAL & SITE AMENITIES



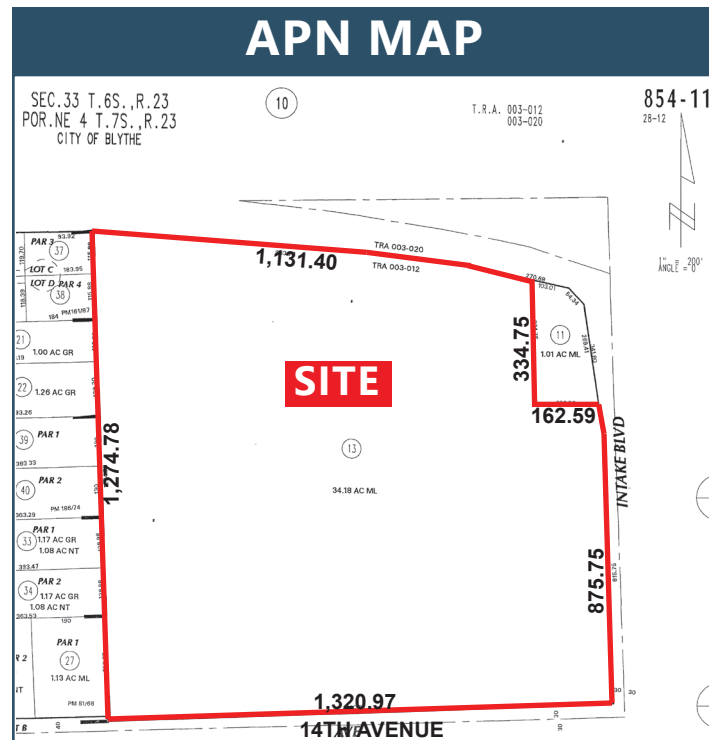
Directions: Traveling east on Interstate 10 towards Blythe, take exit 241 for Intake Blvd./US-95. Turn right (south) the property is 400 feet from the Interstate 10 freeway.

SITE AMENITIES

- **Zoning:** C-G; General Commercial, allows for development of commercial structures on lots of at least 5,000 s/f
- **General Plan:** C-G; General Commercial
- **APN:** 854-110-013
- **Parcel Size (According to County Assessor's Info):** 34.18 Acres
- **Utilities:** Electric: on 14th Ave
Domestic Water: on Intake Blvd. & 14th Ave
Sewer: on Intake Blvd. & 14th Ave
- **Current Use:** Vacant Land
- **Adjacent Uses:** Residential, vacant land, industrial, hotel
- **Opportunity Zone:** Yes
- **Flood Zone:** No
- **Earthquake Fault Zone:** No
- **Topography:** Flat
- **Terms:** Cash or Ground Lease Considered
- **Adjacent Proposed Projects:** Watt EV Electric Truck Charging Station
And Ocean Pacific Natural Gas Fueling Station and Power Generation Project.

COMPLETED REPORTS

- CEQA
- Record of Survey
- Final Conditions of Approval
- Geo-technical Report
- Hydrology Report
- Final Site Plan for 12 Buildings
- Building Plans
- Zoning Verification Letter
- Traffic Impact Analysis
- Biological Resource Report
- Phase 1 - ESA Report Noise



- **Comments:** 1851 E 14th Ave is a great logistical location at the immediate off-ramp of I-10 & US 95 (Intake Blvd.) in Blythe, CA. Blythe is located 225 mi East of Los Angeles and 150 mi west of Phoenix, AZ.

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.