

34.18 ACRES COMMERCIAL LAND

INTERSTATE 10 & US 95 OFF-RAMP, BLYTHE

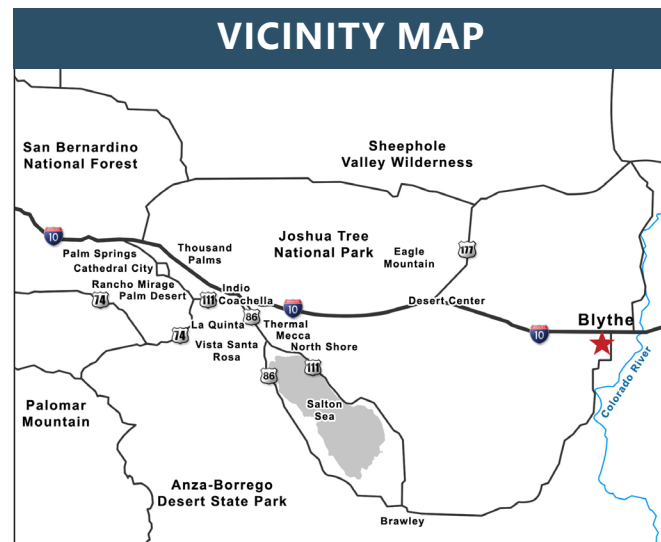


1851 E 14TH AVE./INTAKE BLVD., BLYTHE, CA

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
- Fully Fenced
- 2 Miles to California/Arizona Border
- Across from Hampton Inn & Suites

ASKING PRICE: \$1,950,000 (\$1.31 S/F)

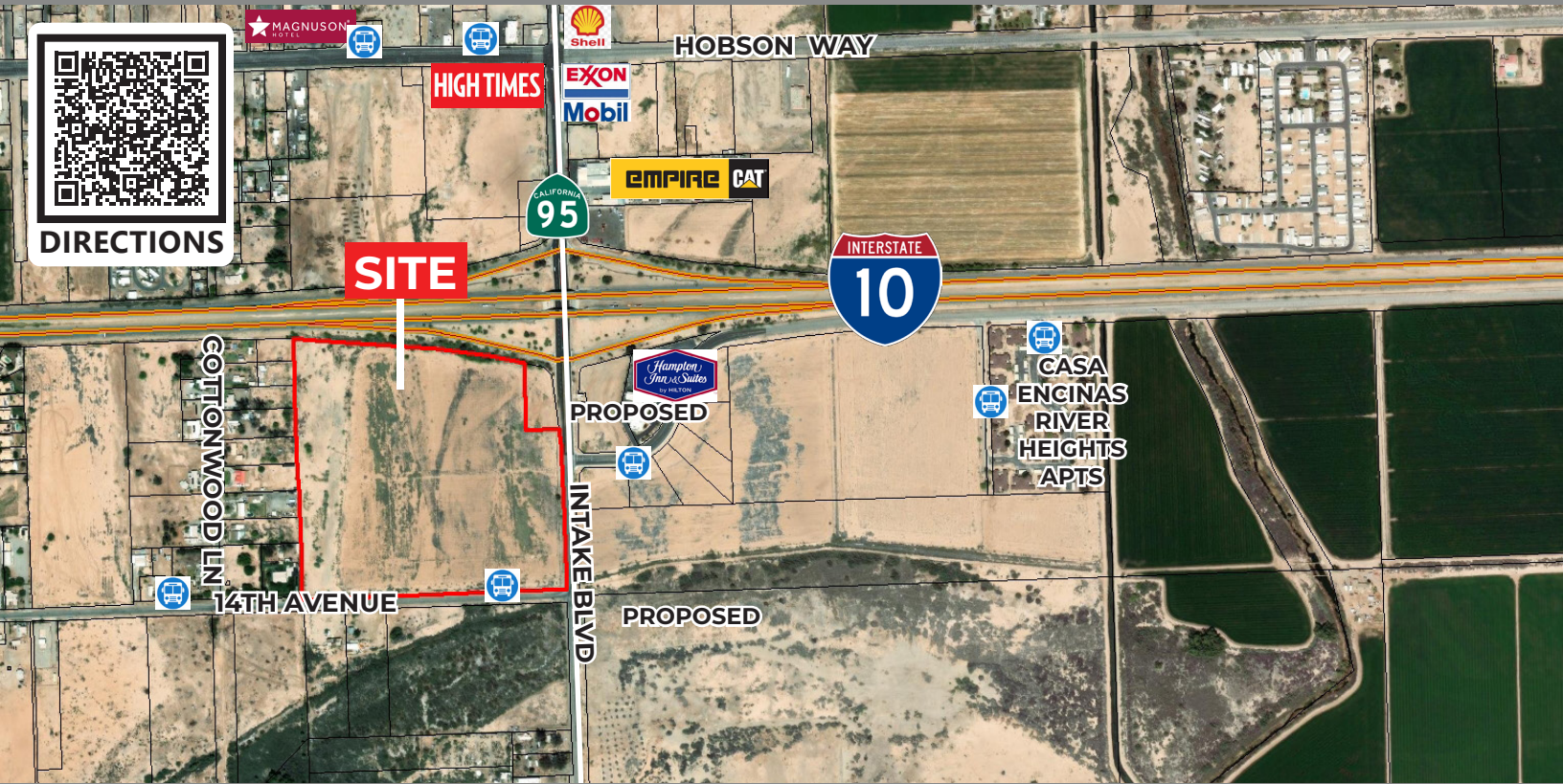


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34.18 ACRES COMMERCIAL LAND AERIAL & SITE AMENITIES



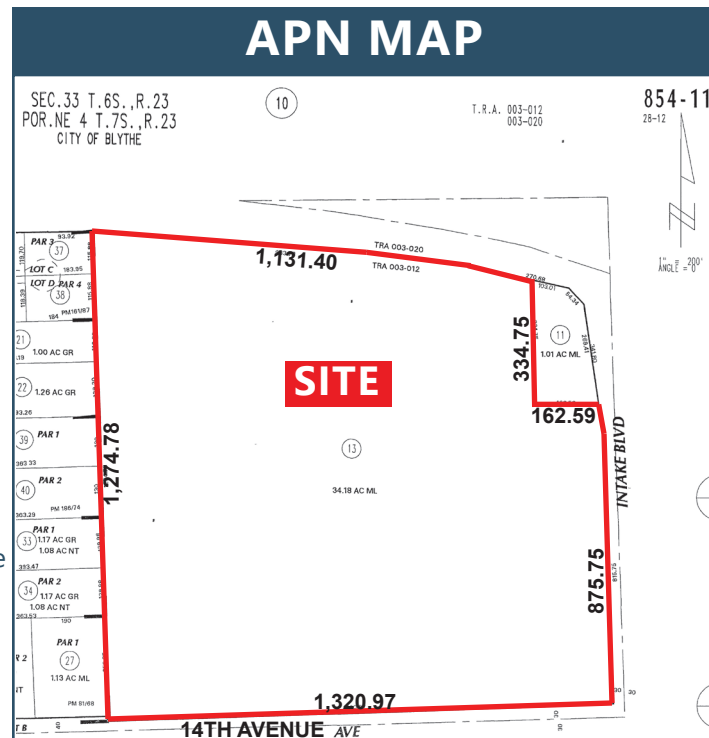
Directions: Traveling east on Interstate 10 towards Blythe, take exit 241 for Intake Blvd./US-95. Turn right (south) the property is 400 feet from the Interstate 10 freeway.

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
- **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.

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



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