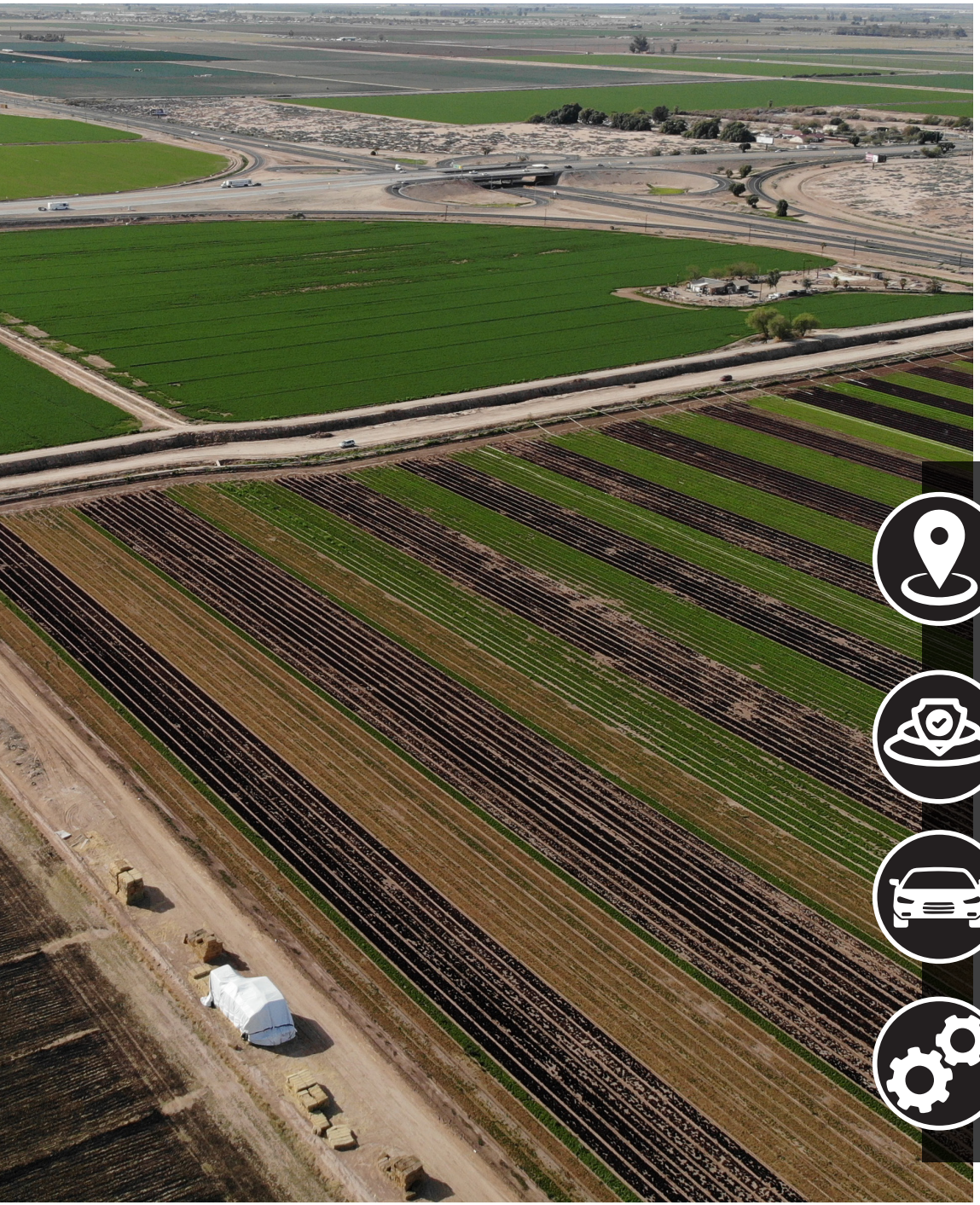
HWY 8 & HWY 111

COMMERCIAL DEVELOPMENT OPPORTUNITY

39.49 ACRES | EL CENTRO, CA

CUSHMAN & WAKEFIELD



PROPERTY OVERVIEW

Cushman & Wakefield is proud to offer a prime 40± acre site located off E Ross Rd and the Highway 111 interchange. With a great location near the intersection of two of the most heavily-trafficked highways in the area, this site provides an incredible opportunity for a substantial commercial development.

- Ideally located near Hwy 8 & Hwy 111 interchange, as well as the Imperial Valley mall Adjacent to future Maverik Gas Station
- Located in an Opportunity Zone
- Combined traffic count of 62,000 ADT
- Utilities nearby

PROPERTY DETAILS

E Ross Rd & Hwy 111, El Centro, CA 92243

UTILITY	PROVIDER	LOCATION
Gas	SoCal Gas	1.8 miles north
Potable Water	Sewer - City of El Centro	2 miles to southwest (may require annexation)
Irrigation Water	Imperial Irrigation District (IID)	At the site

PARCEL	APN	SIZE
1	054-080-023	39.49

ZONING A2 & A2U

PROPOSED USE Commercial

HWY 8 & HWY 111

REGIONAL MAP
San Diego
Desert Trails Golf Course
111
MAVERIK
INTERSTATE
8
Imperial Valley Mall
macy's
JCPenney
KOHL'S
SUBWAY
Mexico

HWY 8 & HWY 111

COMMERCIAL DEVELOPMENT OPPORTUNITY

PRICE

PARCEL	APN	SIZE	PRICE/AC	PRICE
1	054-080-023	39.49	$75,000	$2,961,750

TOURS

Parcel is tenant occupied. All tours must be through with Cushman & Wakefield.

CLICK HERE TO VIEW LISTING SITE

CONTACT

MATT DAVIS
Managing Director
matt.davis@cushwake.com
CA Lic. #1758818

JARED GROSS
Associate
jared.gross@cushwake.com
CA Lic. #02229721

CUSHMAN & WAKEFIELD
LAND ADVISORY GROUP
12830 El Camino Real, Suite 100
San Diego, CA 92130 | USA

CUSHMAN & WAKEFIELD