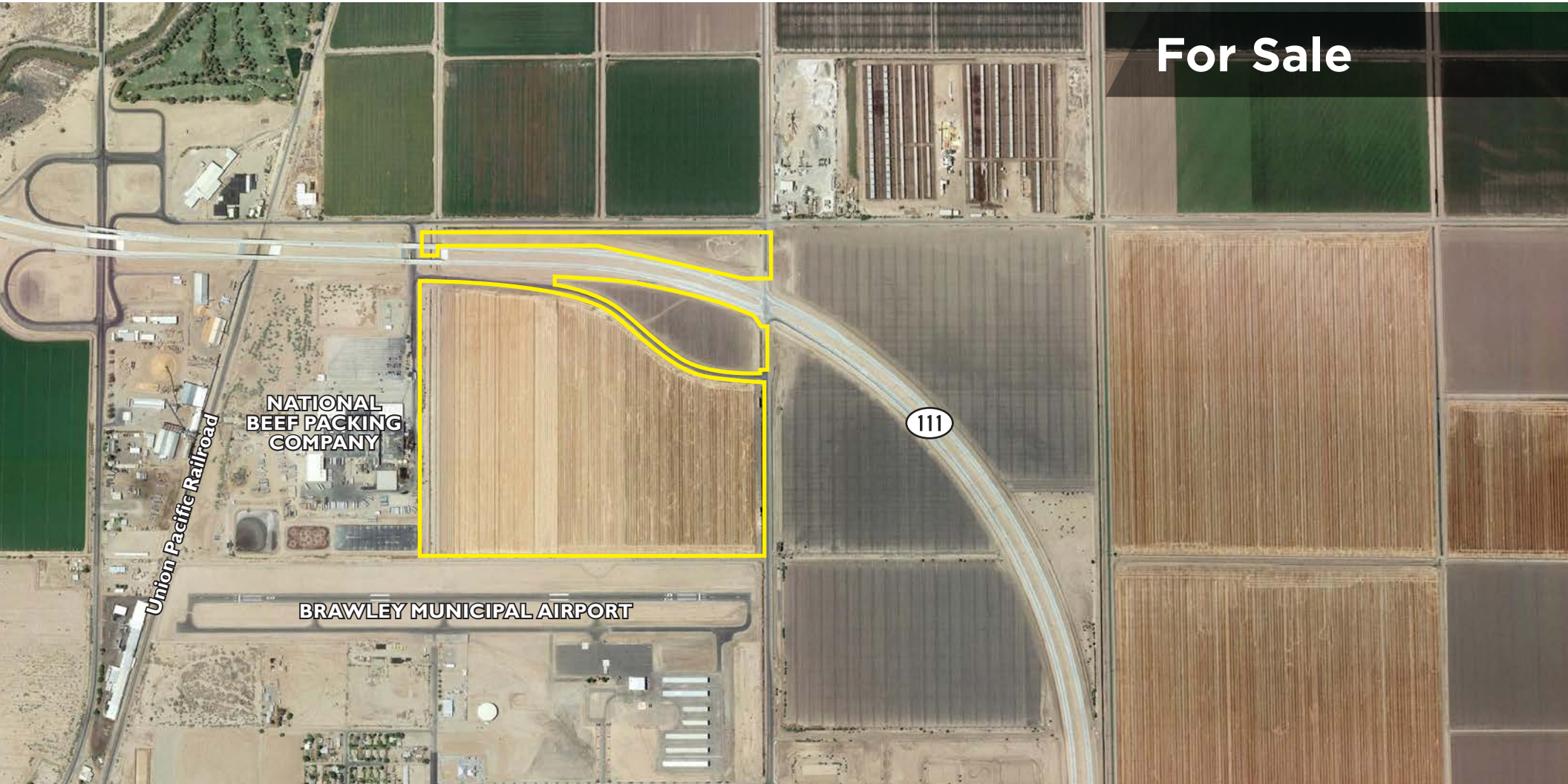




# 132.61 Acres Industrial Land

Imperial County, California

**For Sale**



**Matt Davis**  
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## LOCATION

The parcels are located in the northeast area of the City of Brawley along both sides of Highway 111 at the Best Avenue intersection. The property has frontage along Best Avenue, Shank Road, Brawley Beef Road and Highway 111, and is located immediately north of the Brawley Municipal Airport. It is within the bounds of the incorporated City of Brawley in Imperial County.

APN	ACREAGE	PRICE	\$/ACRE	STATUS
047-020-015	9.66	\$250,000	\$25,880	AVAILABLE
047-020-016	11.44	\$290,000	\$25,350	AVAILABLE
047-020-017	111.51	\$1,335,000	\$11,972	AVAILABLE
TOTAL	132.61	\$1,875,000		

## ZONING

ZONE	M-1 (Light Manufacturing and Industrial)
USES	Per the City of Brawley zoning code, permitted uses in the M-1 zone are primarily manufacturing, warehouse/distribution, wholesaling, large-scale warehouse retail, automobile dealerships, support commercial services and public uses. Outdoor Storage is allowed.
LOT COVERAGE	70% maximum
HEIGHT LIMIT	40 feet
ADDITIONAL CRITERIA	Available in the City of Brawley Zoning Ordinance

## INCENTIVES

The subject parcels qualify for inclusion in the Imperial Valley Foreign Trade Zone, which offers potential duty, fee or tax benefits upon certification for companies conducting international business.

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# Soils Map



## SERVICES/UTILITIES

PROCESS WATER	Imperial Irrigation District
POTABLE WATER	City of Brawley via 18" line at southwest corner of site
IRRIGATION WATER	Imperial Irrigation District
WASTEWATER	City of Brawley via 24" line along the west property boundary
ELECTRICITY	Imperial Irrigation District (15MW substation at northwest corner of site).
NATURAL GAS	Southern California Gas Company via 6" steel line (680psi) at the site's northwest corner.
RAIL	Union Pacific rail is approximately 0.25 miles west of the site.

## USE CHARACTERISTICS

### CURRENT USE

The entire property is leased to an agricultural user who is growing Bermuda grass on the land south of Highway 111; however, the 9.66 acre parcel north of Highway 111 has remained fallow since the Brawley Bypass was constructed.

### LEASE

The property is subject to a one year lease, which expires June 30th.

### SOILS

Soils are almost entirely composed of Imperial silty clay, a typical Class III soil.

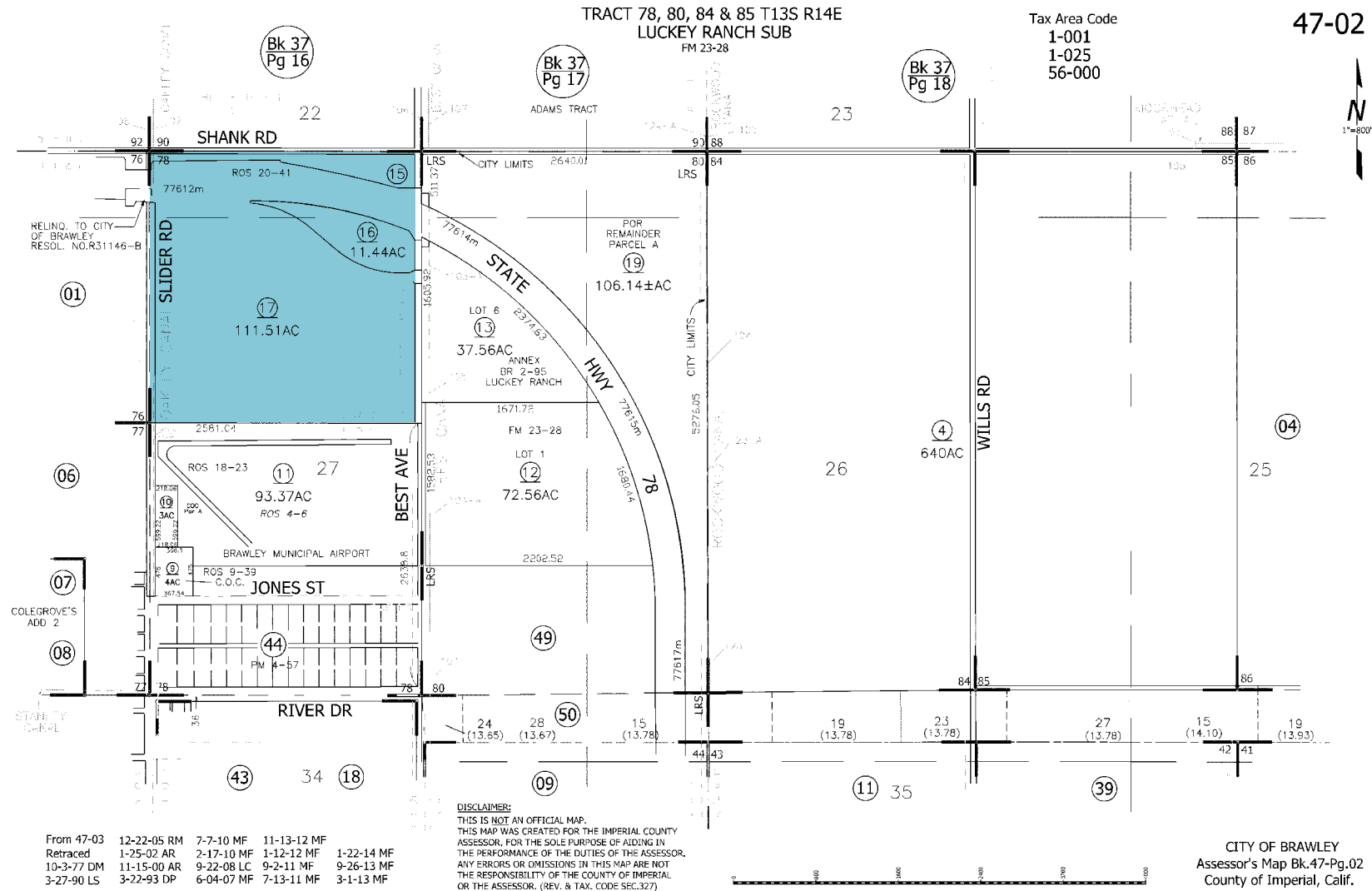
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# Parcel Map



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