

COMMERCIAL/INDUSTRIAL DEVELOPMENT OPPORTUNITY

CALEXICO, CA

\$860,000
3.87 ACRES



LAND ADVISORY GROUP

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HIGHLIGHTS

- Highly visible from Highway 111
- Located in the Opportunity Zone and Foreign Trade Zone
- Approximately 1.7 miles from International Border
- Current zoning allows for a range of commercial & retail uses
- Utilities are at or near the property



LOCATION

SCARONI RD & WEAKLEY ST, CALEXICO, CA 92231

APN

058-030-052

SIZE

3.87 ACRES AVAILABLE

ZONING

COMMERCIAL HIGHWAY (CH)

GENERAL PLAN DESIGNATION

CH-COMMERCIAL-HIGHWAY

JURISDICTION

CITY OF CALEXICO

UTILITIES

WATER - 12" along the Scaroni Rd frontage and 8" along the Weakley Rd frontage

SEWER - 24" along the Scaroni Rd frontage

STORMWATER - 18" near the SEC along the Scaroni Rd frontage at W Cole Rd & Scaroni Rd or

NATURAL GAS - at W Cole Rd & Scaroni Rd or East across Highway 111

ELECTRICITY - Along the Weakly Rd frontage and at the SEC of the property along Scaroni Ave.



TAX MAP

CALIFORNIA COURT SUB. & S 1/2 OF KLOKE TRACT
NE 1/4 SEC. 11 T17S,R14E

Tax Area Code
2-000
2-039
2-041
2-043

58-03



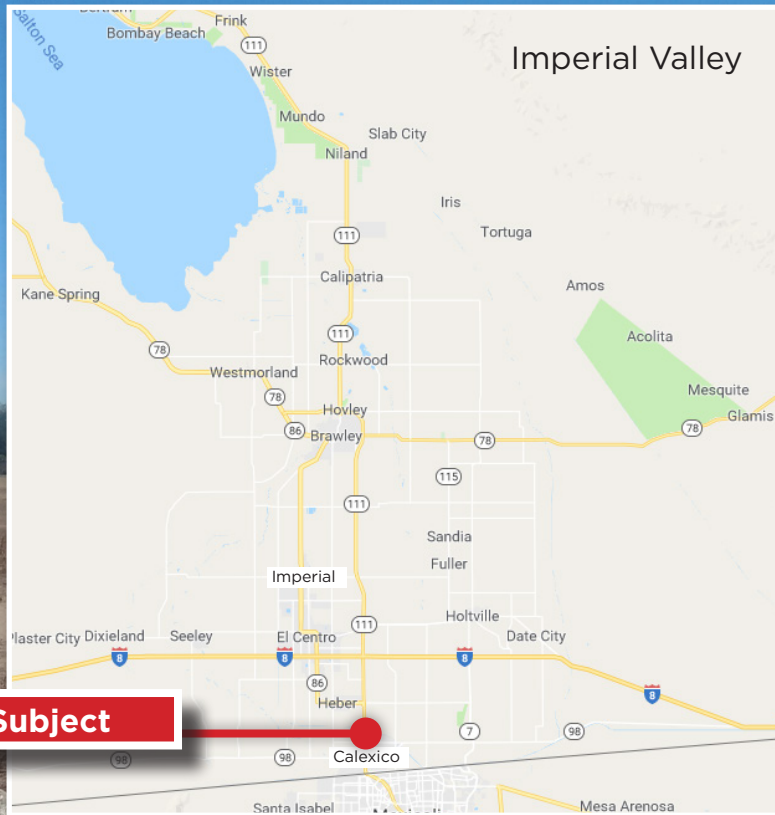
4-28-03 AR 12-23-08 MF
11-13-01 AR 7-29-08 MF
8-30-99 RM 7-24-06 RM
3-27-95 RM 12-29-05 RM
6-16-94 LS 10-11-05 RM 1-26-17 MF
3-30-94 RM 2-09-05 RM 10-27-14 MF
2-14-94 RM 1-04-05 RM 12-6-12 MF
10-6-93 LS 9-16-03 AR 8-4-10 MF
Blow up from 57-04 4-29-09 MF

DISCLAIMER:
THIS IS NOT AN OFFICIAL MAP.
THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY
ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN
THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR.
ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT
THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL
OR THE ASSESSOR. (REV. & TAX CODE SEC.327)

058-03X-01-01 STREETS PM 99-102 DELETED 6-26-01

CITY OF CALEXICO
Assessor's Map Bk.58-Pg.03
County of Imperial, Calif.

Price: \$860,000



Subject

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