

AGRICULTURAL LAND IN PATH OF GROWTH

56.4 ACRES ADJACENT TO CALIPATRIA CITY LIMITS



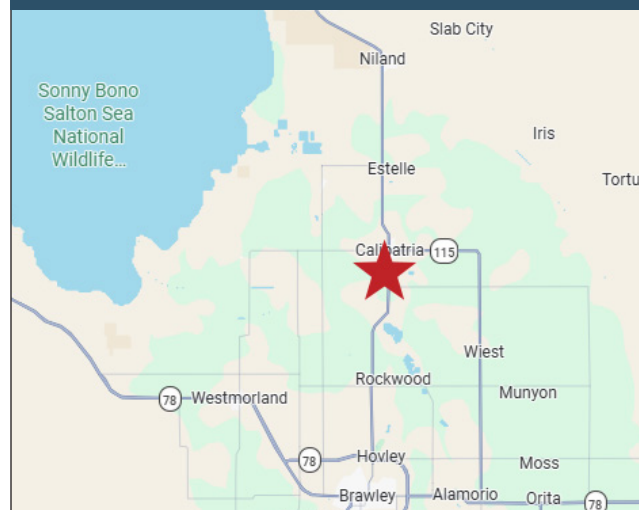
6310 HIGHWAY 111, CALIPATRIA, CA

FEATURES

- 56 acres adjacent to the city limits of Calipatria and in the Calipatria Sphere of Influence
- Directly in the path of growth of the city of Calipatria
- Highway 111 frontage
- One mile from Cliff Hatfield Memorial Airport

PRICE: \$499,000

VICINITY MAP



Desert Pacific
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SITE AMENITIES

- **Location:** The property is located on the east side of Highway 111 just south of the city limits of Calipatria
- **Zoning:** [Click here to view A-1-U \(Limited Agriculture, Urban\)](#)
- **General Plan:** Urban Area
- **Parcel Size (According to County Assessor):**
56.4 Acres
- **APNs/Parcel Size:** 024-260-015
- **Utilities:**
Electricity: In Street
Water: In Street
Irrigation Water: Yes; B Lateral / Gates 35A & 36
Sewer: In Street
- **Terms:** Cash
- **Soil Composition:** Imperial-Glenbar silty clay loams complex (0-2% slope), wet: 4.4% (2.5 acres)
Imperial silty clay (wet): 95.6% (54 acres)
- **Comments:** This highly visible property presents a rare opportunity to invest in the path of growth within one of the region's emerging development corridors. Boasting valuable highway frontage and excellent accessibility, the site offers outstanding exposure while maintaining the character and flexibility of a rural setting. Strategically positioned adjacent to the city limits, the property sits at the intersection of today's agricultural landscape and tomorrow's urban expansion. Its location places it in the natural direction of future residential, commercial, and infrastructure growth, making it an attractive opportunity for investors, developers, or agricultural users.

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