376.27 ACRES POTENTIAL FARMGROUND/SOLAR
I-10 IN BLYTHE, CA



I-10 & HOBSON WAY, BLYTHE, CA

FEATURES

- Ideal location for solar farm
- SCE substation on property
- Fronting I-10 with excellent visibility and 63,600 cars per day
- In the area of Mesa Verde, an unincorporated area of rapidly growing community
- Convenient location with close proximity to Colorado River
- Adjacent to Blythe Airport
- Adjacent to Blythe Energy Center, a 520-megawatt, combined-cycle, natural gas-fired facility

PRICE: $2,445,755 ($6,500/AC)

COACHELLA VALLEY



VICINITY MAP

Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE



SUSAN HARVEY
DRE #00957590
susan@dppllc.com
Cell: 760.250.8992

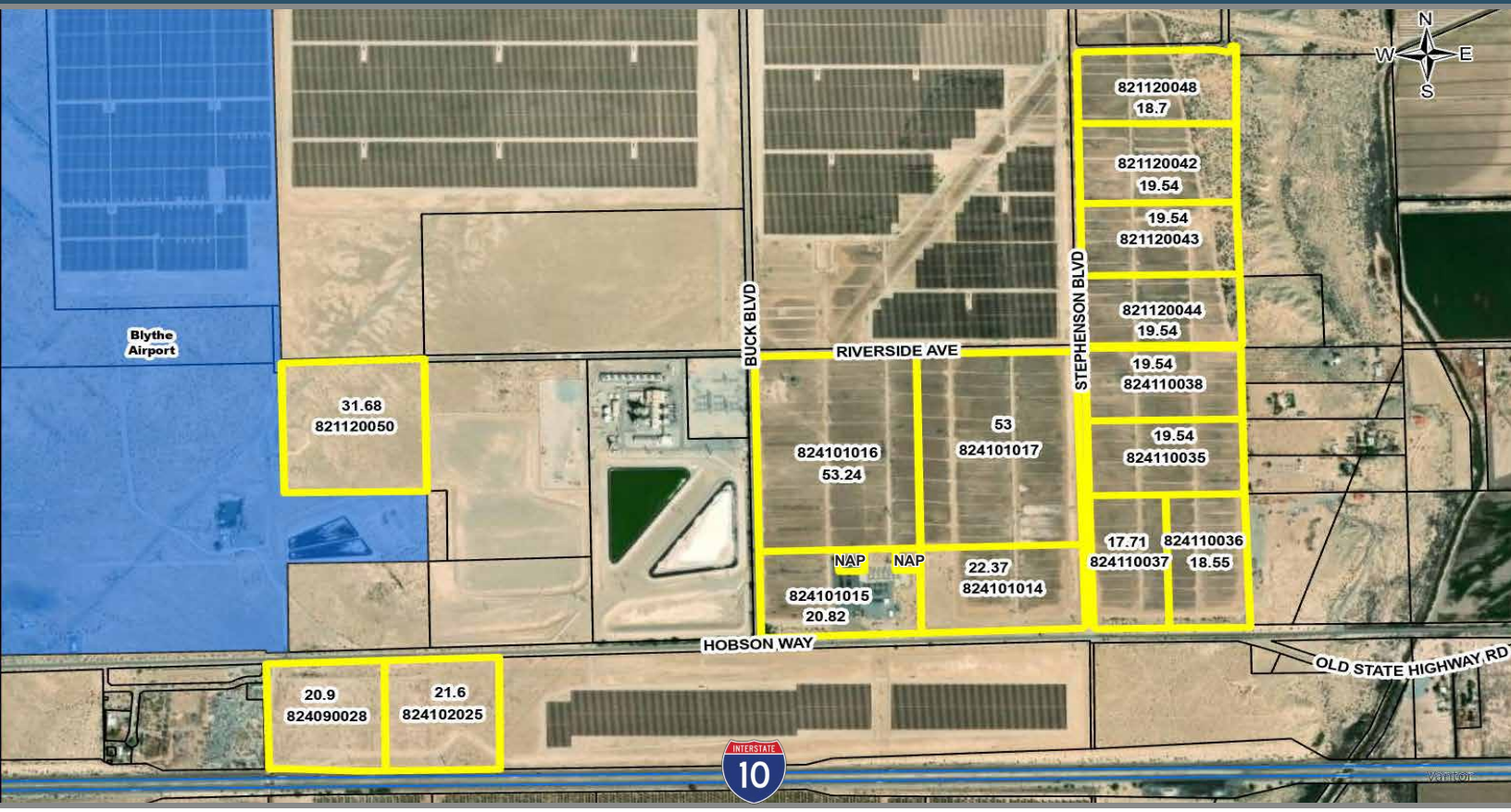


EMILY HARVEY
DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

DesertPacificProperties.com 760.360.8200

376.27 ACRES POTENTIAL FARMGROUND/SOLAR
BLYTHE, CA

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



SITE AMENITIES

- **Location:** Property is located on the north side of I-10 at Hobwson Way & Buck Blvd in Blythe, CA.
- **Zoning:** A-1-10 (Light Ag, 10-acre min. lot size),
  W-2-5 (Controlled Development, 5-acre min. lot size),
  W-2-10 (Controlled Development, 10-acre min. lot size),
  & Agriculture
- **General Plan:** Agriculture, OS-RUR (Open Space - Rural), & RR (Rural Residential)
- **Parcel Size (According to County Assessor's Information):** 376.27 acres
- **APN:** 821-120-042 (19.54 AC); 043 (19.54 AC); 044 (19.54 AC); 048 (18.7 AC); 050 (31.68 AC); 824-090-028 (20.9 AC); 824-101-014 (22.37 AC); 015 (20.82 AC); 016 (53.24 AC); 017 (53 AC); 824-102-025 (21.6 AC); 824-110-035 (19.54 AC); 036 (18.55 AC); 037 (17.71 AC); 038 (19.54 AC)
- **Utilities:** Domestic Water: None in the area
  Sewer: None in the area
  Irrigation Water: Yes; Approx. 302.09 acres with water toll
- **Current Use/Highest & Best Use:** Solar farm but requires a CUP (Conditional Use Permit)
- **Comments:** Located in Blythe, where the Colorado River meets the California desert, offering unparalleled opportunities for outdoor enthusiasts.

PROPERTY PHOTO



760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.