

HWY 8 & HWY 111

COMMERCIAL DEVELOPMENT OPPORTUNITY



154.53 ACRES | EL CENTRO, CA



CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW

Cushman & Wakefield is proud to offer the northwest, northeast, and southeast quadrants of the Highway 8 and Highway 111 interchange. With a great location near the intersection of two of the most heavily-trafficked highways in the area, these sites provide 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

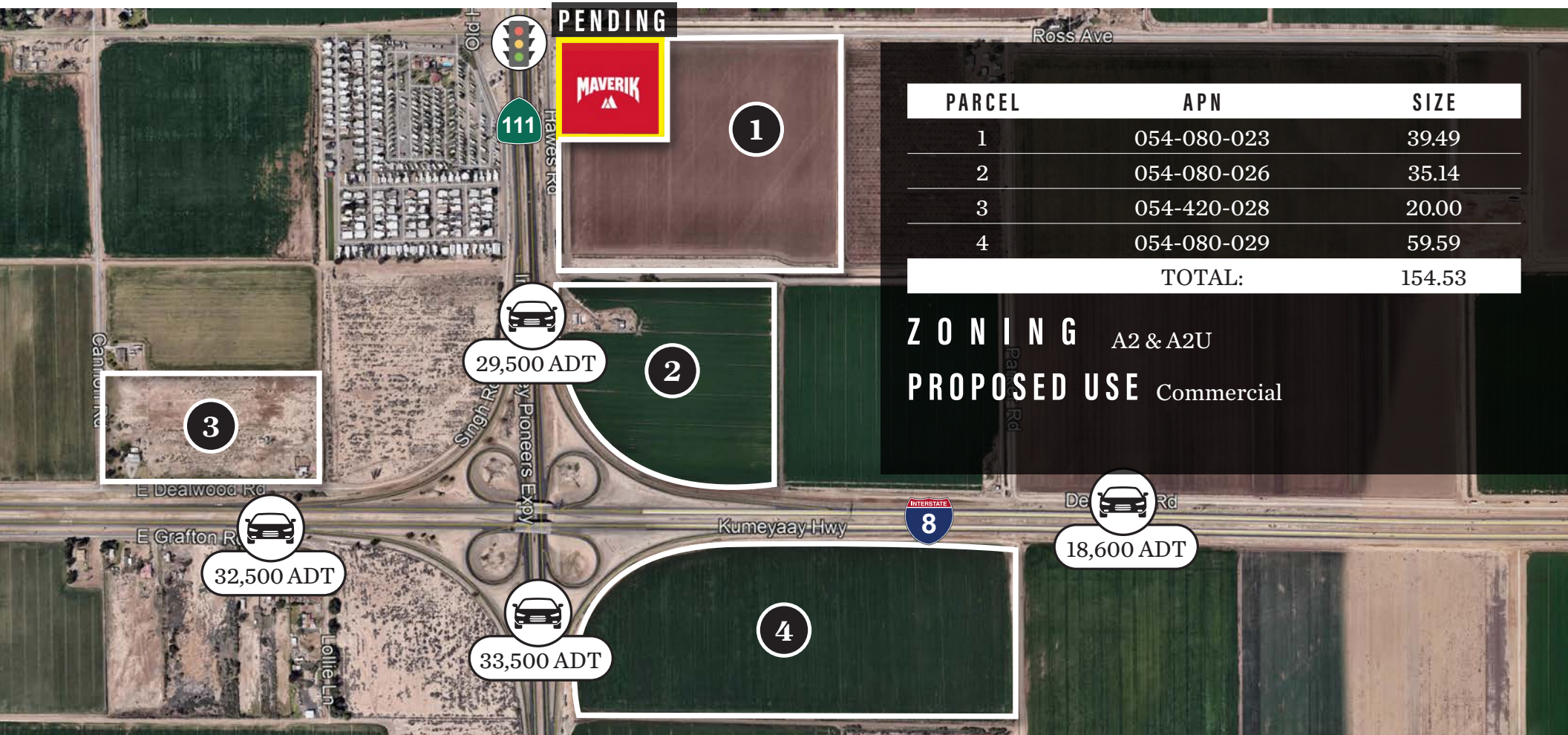


Utilities nearby

PROPERTY DETAILS

1750 Hawes Rd & 350 E Dealwood Rd &
E Ross Rd & Frontage Rd, 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 |
| 2 | 054-080-026 | 35.14 |
| 3 | 054-420-028 | 20.00 |
| 4 | 054-080-029 | 59.59 |
| TOTAL: | | 154.53 |

ZONING A2 & A2U
PROPOSED USE Commercial

29,500 ADT

32,500 ADT

33,500 ADT

18,600 ADT

HWY 8 & HWY 111

REGIONAL MAP

◀ San Diego



Desert Trails Golf Course

111



INTERSTATE
8

Imperial Valley Mall



▼ Mexico

HWY 8 & HWY 111

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PRICE

| PARCEL | APN | SIZE | PRICE/AC | PRICE |
|---------------|-------------|---------------|----------|--------------------|
| 1 | 054-080-023 | 39.49 | \$75,000 | \$2,961,750 |
| 2 | 054-080-026 | 35.14 | \$70,000 | \$2,459,800 |
| 3 | 054-420-028 | 20.00 | \$50,000 | \$1,000,000 |
| 4 | 054-080-029 | 59.59 | \$50,000 | \$2,979,500 |
| TOTAL: | | 154.53 | | \$9,401,050 |

TOURS

Parcels are tenant occupied. All tours must be through with Cushman & Wakefield.

CONTACT

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