

HWY 111 INDUSTRIAL LAND TRUCK PARKING AND FUEL OPPORTUNITY

9.5 ACRES 1963 OLD HIGHWAY 111, EL CENTRO, CA 92243



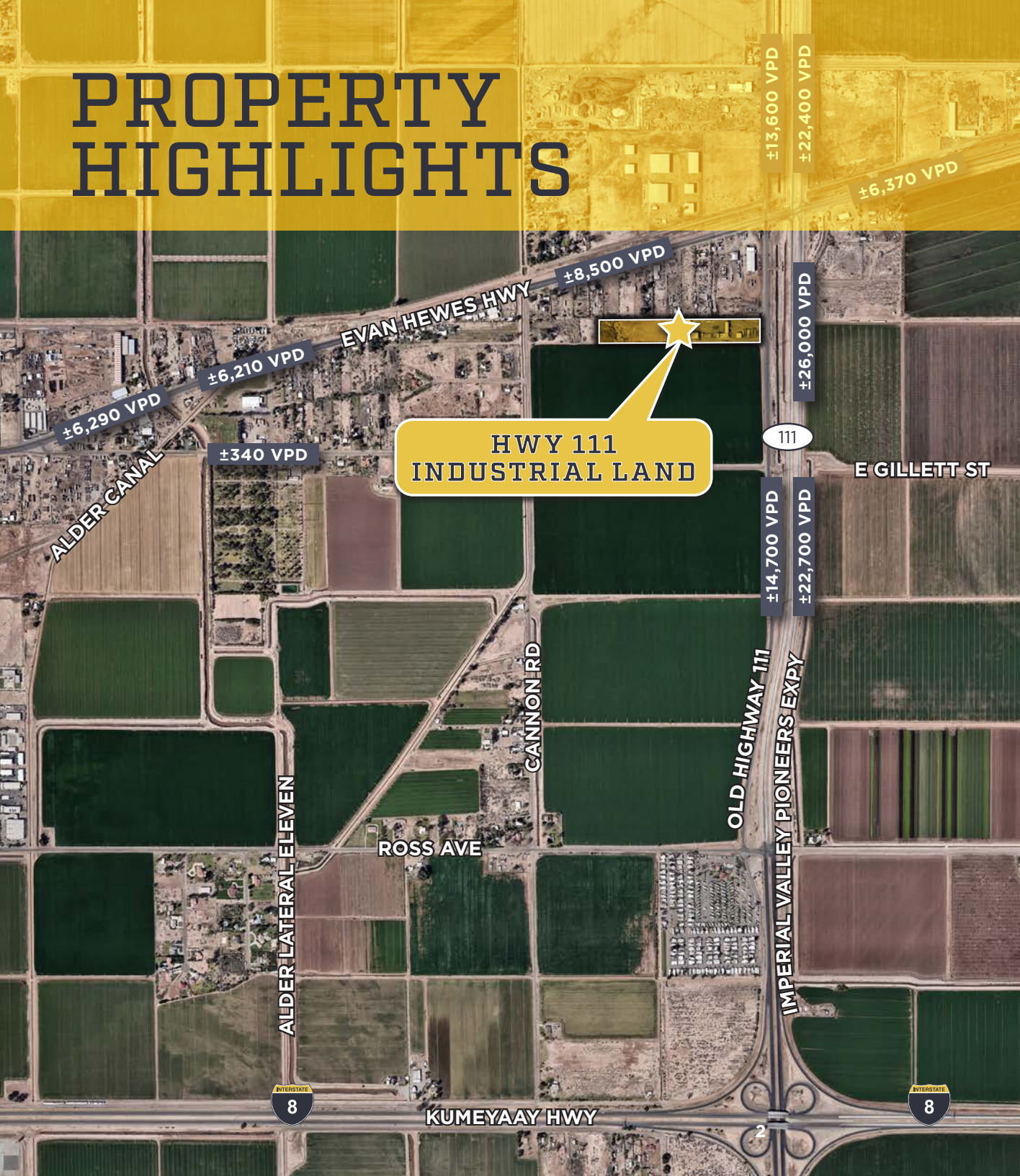
PRICE REDUCTION!

~~\$1,775,000~~ \$1,600,000

Land Advisory Group



PROPERTY HIGHLIGHTS



Located near the signalized intersection of Hwy 111 and Evan Hewes Hwy just north of Interstate 8 and the Calexico Ease Port of Entry



Highway frontage and visibility



Light Industrial zoning allows for a variety of uses including wholesale commercial, storage, trucking, and other light industrial uses



Located within an Opportunity Zone



Existing conceptual plans for redevelopment of the former on-site travel center



Portion of the property is paved



Combined traffic counts on Highway 111 and Evan Hewes Highway of over 34,000 VPD

PROPERTY DETAILS



ADDRESS

1963 Old Highway 111, El Centro, CA 92243



APN

044-470-020-000



SIZE

9.5 acres



ZONING

Jurisdiction: Imperial County – Within the City of El Centro's Sphere of Influence

Zoning: M-1-U Light Industrial, Urban Overlay

Permitted uses: Permitted uses include but are not limited to: manufacturing, assembly, warehousing, truck fueling station, truck services, research & development, automotive services, and contractors storage yard.

Land Use: Light Industrial



UTILITIES

Water: Onsite treatment required

Wastewater: Onsite treatment required

Electricity: Believed to be at the site

Natural Gas (Transmission): High Pressure line located less than a mile away at the corner of E Villa Ave & Cruickshank Rd



PRIOR USE

Truck stop and storage/truck parking yard



EXISTING STRUCTURES AND IMPROVEMENTS

The eastern portion of the property is paved and includes multiple structures that supported the prior truck & auto fueling operations, including a convenience store, shop, above ground tanks and fuel islands. The improvements are in an advanced state of disrepair. The western portion of the lot was previously improved with pole lighting fixtures along the exterior.



HWY 111
INDUSTRIAL LAND

EVAN HEWES HWY

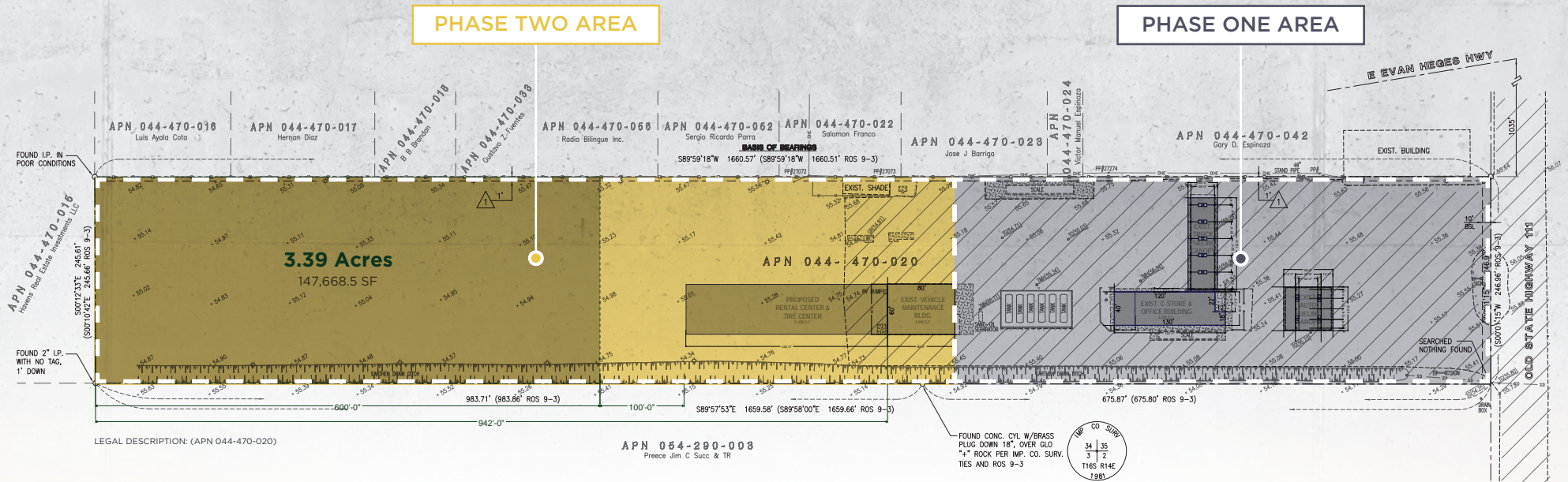
±8,500 VPD

OLD HIGHWAY 111

±22,700 VPD

CONCEPTUAL PLAN

The following conceptual plan utilizes the property's existing structures for a truck / auto stop with a c-store, gas station, rental & tire center, vehicle maintenance building, and truck parking on the western portion. This plan has not been submitted to the county for approval.



PHASE ONE

- ➔ Truck Fueling Canopy Remodel
- ➔ Auto Fueling Canopy Remodel
- ➔ Travel Center & Office Building Remodel (6,000 SF)

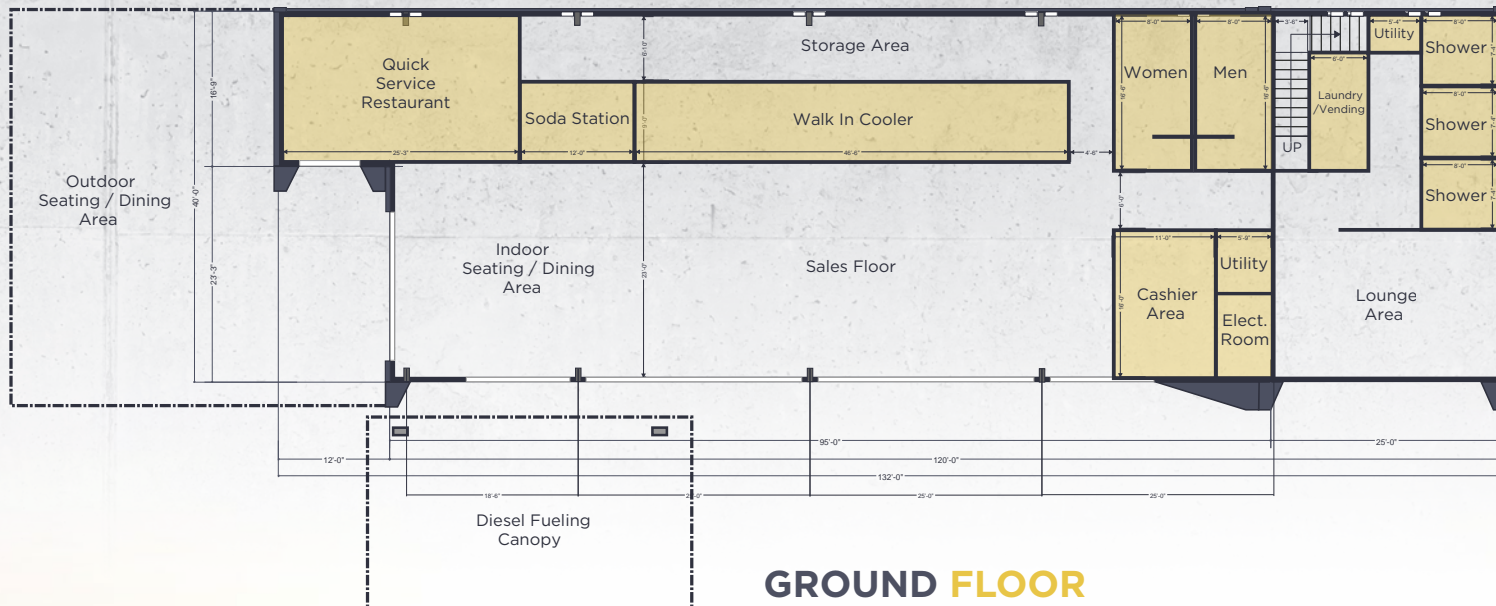
PHASE TWO

- ➔ Vehicle Maintenance Building Remodel (4,800 SF)
- ➔ Rental Center & Tire Center (14,400 SF)
- ➔ Truck Parking (3.39 AC)

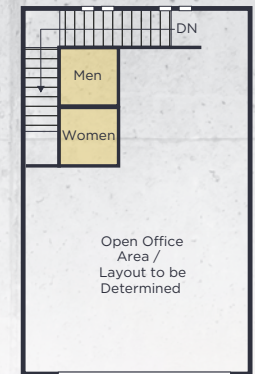


CONCEPTUAL PLAN

TRAVEL CENTER CONCEPTUAL FLOOR PLAN



GROUND FLOOR



SECOND FLOOR
OFFICE AREA LAYOUT



IMPERIAL COUNTY MARKET



2M+
Regional Workforce



33M+
Consumer Population
within 300 miles



\$9B+
Gross Domestic Product



8,000
Daily Border Crossings



TWO
Ports of Entry

| | 1 mile | 3 miles | 5 miles |
|----------------------------------|----------|----------|----------|
| DEMOGRAPHICS 2022 SUMMARY | | | |
| Population | 582 | 10,270 | 60,316 |
| Median Household Income | \$46,026 | \$38,581 | \$54,394 |
| Average Household Income | \$67,454 | \$56,068 | \$76,688 |
| Median Age | 32.2 | 31.3 | 32.5 |

**Source: Demographic and Income Comparison Profile, Cushman and Wakefield*



DRIVE TIME MAP



LAND ADVISORY GROUP

12830 El Camino Real, Ste. 100
San Diego, CA 92130 | USA



TERMS

PURCHASE PRICE: ~~\$1,775,000~~ \$1,600,000

CONTACTS

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