

# 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



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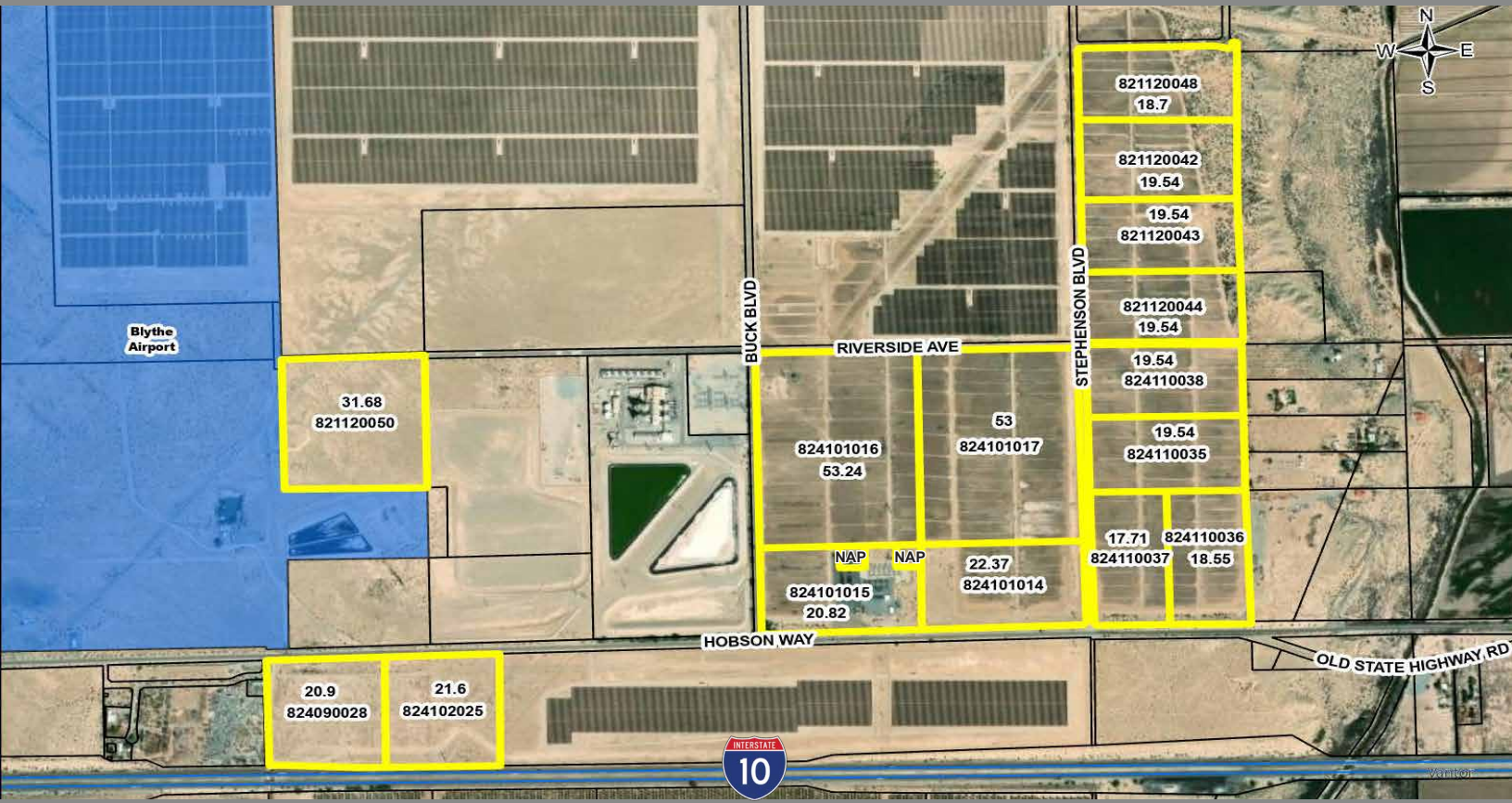


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# 376.27 ACRES POTENTIAL FARMGROUND/SOLAR BLYTHE, CA



## SITE AMENITIES

- **Location:** Property is located on the north side of I-10 at Hobson 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



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