OFFERING MEMORANDUM

697 W. McCabe Road

EL CENTRO, CALIFORNIA

CBRE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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W. McCABE
ROAD

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SUMMARY

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W. McCABE ROAD

EXECUTIVE SUMMARY

CBRE presents an exceptional opportunity to acquire approximately 40 acres of strategically located agricultural land at 697 W. McCabe Road in El Centro. With immediate income from an in place alfalfa lease and meaningful long term value appreciation tied to redevelopment or rezoning potential, the property offers both stability and growth.

Exceptional location immediately adjacent to McCabe Elementary School, and surrounded by established residential communities, making it an ideal candidate for high-demand residential, institutional, or dynamic mixed-use projects..

697 W. MCCABE ROAD	40 ACRES	FLAT AND FULLY USABLE

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PROPERTY DETAILS

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W. McCABE ROAD

KEY HIGHLIGHTS

PROPERTY TYPE
Agricultural Land

Offering a versatile investment profile that combines productive current use with long-term development optionality. Its size, flat topography, and proximity to surrounding infrastructure make it well-suited for continued farming operations while preserving flexibility for future entitlement, rezoning, or redevelopment.

LOT SIZE
40 Acres

Featuring approximately 40 acres of contiguous, flat, and usable land. This large scale parcel supports multiple exit strategies, including continued farming, entitlement, or resale to developers seeking sizeable tracts.

ZONING
Agricultural
(Imperial County)

The asset's condition and configuration allow for continued agricultural use while preserving flexibility for future entitlement and redevelopment, pending county and city approvals.

CURRENT USE
Alfalfa Farming

Actively utilized for alfalfa production, a proven and sustainable agricultural use that provides consistent interim income through an existing land lease.

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LOCATION OVERVIEW

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W. McCABE ROAD

A R E A

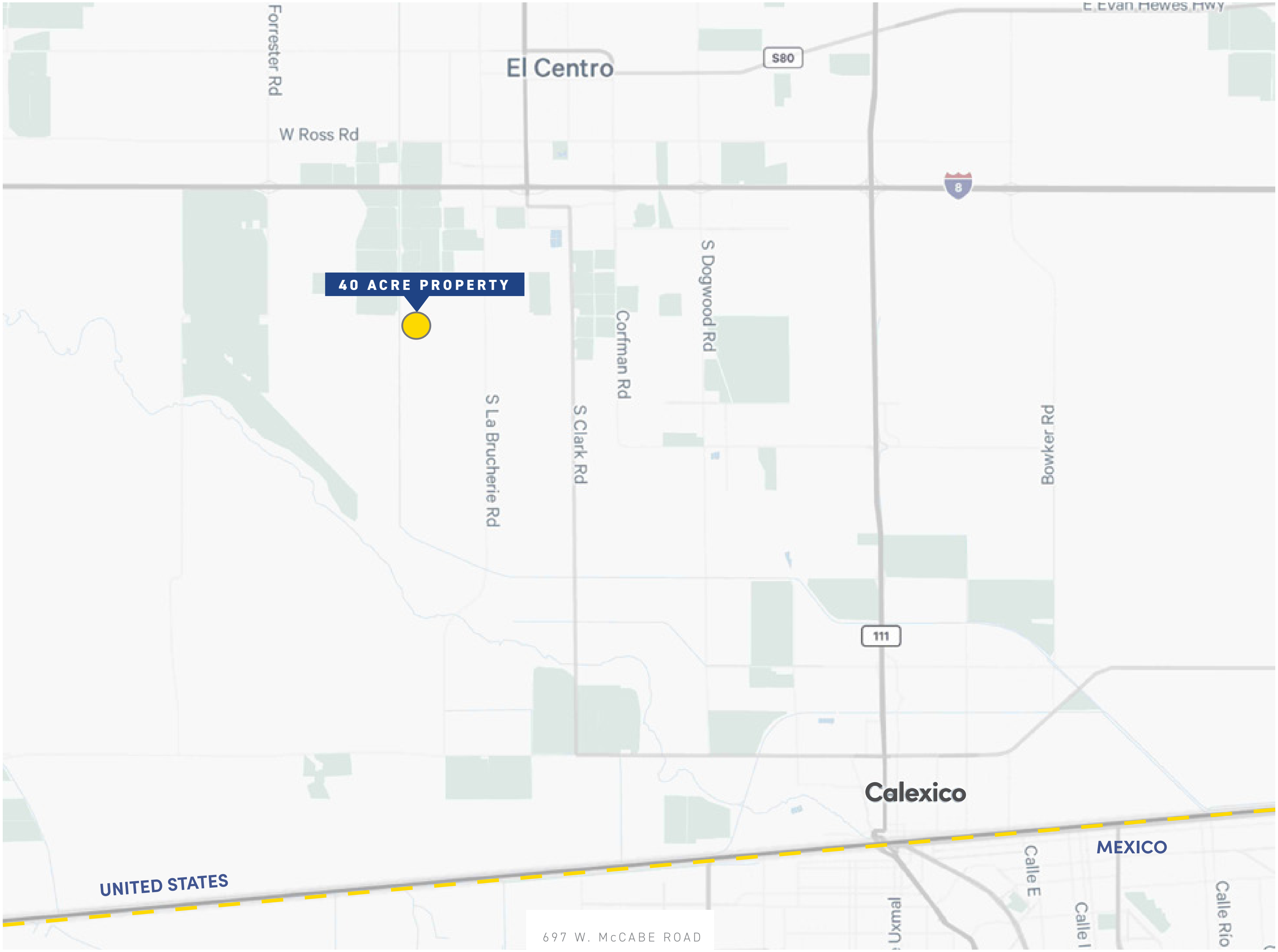
Situated on West McCabe Road, a vital east-west corridor in El Centro, providing unparalleled accessibility to key local streets and a wealth of nearby amenities. The property is adjacent to McCabe Elementary School, providing a built-in advantage, making it a highly attractive and ideal position for residential or community-oriented developments poised to serve a thriving local population.

FRONTAGE ON MCCABE
Direct frontage along McCabe Road with convenient access to local arterials and Interstate 8.

COMMUNITY
Adjacent to McCabe Elementary School and near established neighborhoods.

DEVELOPMENT OPPORTUNITY
A approximately 40-acre contiguous size parcel positioned for future a residential, or community-oriented development.

SUBJECT PROPERTY LOCATION



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MARKET OVERVIEW

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MARKET OVERVIEW

El Centro, California, the largest city in Imperial County and a vital economic hub in the Imperial Valley, presents a dynamic market shaped by its unique geographical position, strong agricultural roots, and evolving economic landscape. Situated approximately 113 miles from San Diego and less than 20 miles from Mexicali, Mexico, El Centro serves as a critical commercial and administrative center for the region

The economy of El Centro is diverse, with significant contributions from agriculture, retail trade, healthcare, and public administration. Agriculture remains a cornerstone of the Imperial Valley, with thousands of acres of farmland contributing over $1 billion in annual crop production, and El Centro hosts over 35 growers and shippers due to its strategic location near rail lines and major highways.

In 2024, the largest industries by employment within El Centro were Health Care & Social Assistance, Retail Trade, and Public Administration. The public sector, including local, state, and federal government, is a major employer, with nearby prisons (Centinela and Calipatria) and a U.S. Border Patrol station providing substantial employment. Major private employers in the wider Imperial County include Costco Wholesale, AT&T, Target, Lowe's, Starbucks, and Best Buy.

ECONOMIC HUB
El Centro serves as the administrative and economic center of Imperial County

CROSS BORDER TRADE
El Centro benefits from one of the busiest U.S.–Mexico trade corridors.

INFRASTRUCTURE
Served by Interstate 8, State Routes 86 and 111, Imperial Valley Transit, and nearby rail and air facilities

MILITARY PRESENCE
El Centro is home to Naval Air Facility El Centro, a critical U.S. Navy aviation training base and the winter training site for the Blue Angels

AGRIBUSINESS BACKBONE
El Centro supports a robust agribusiness ecosystem including farming, processing, logistics, and export operations.

697 McCABE ROAD

EL CENTRO, CA

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