

FOR SALE

Holtville Residential Land
2316 Melon Road, Holtville, CA 92250

\$1,450,000

8.19 AC

- Excellent R2 Residential Land Opportunity
- Recent Sidewalk, Street & Canal Improvements Completed
- Attractive Community and Only 2.5 Miles from Interstate 8



Drone Video Link!



Rob Bloom

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(858) 405-5342 | Rob@DuhsCommercial.com



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BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



PROPERTY SUMMARY

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Executive Summary

Sale Price: \$1,450,000

Land Size: 8.19 AC

Price/AC: \$177,045 / AC

Price/ SF: \$4.06 / SF

APN:
045-390-065
045-390-066
045-390-067
045-390-006
045-390-044

Intersection: NEC Melon Rd. & 9th St. / Alamo Rd.

Zoning: R2 - Two-Family Zone
8 du/acre
City of Holtville - [Zoning Link](#)

2025 AFFH Area: High Resource (Score 7)

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HIGHLIGHTS

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Residential Development Opportunity

- Recently annexed into the City of Holtville, the subject property is zoned R-2 and presents an excellent residential development opportunity.
- Utilities are easily accessible at or near the property. Additionally, the IID recently completed work to underground the canal along 9th Street at the property.

Desirable Community in Imperial County

- The property is surrounded by other SFR residential uses and located only 2 blocks from Holtville High School.
- Located just 2.5 miles from Interstate 8 and 8.5 miles the City of El Centro.
- Known as the Carrot Capital of the World, the City of Holtville boasts an average household income of approx. \$84,771. (Source: Costar)



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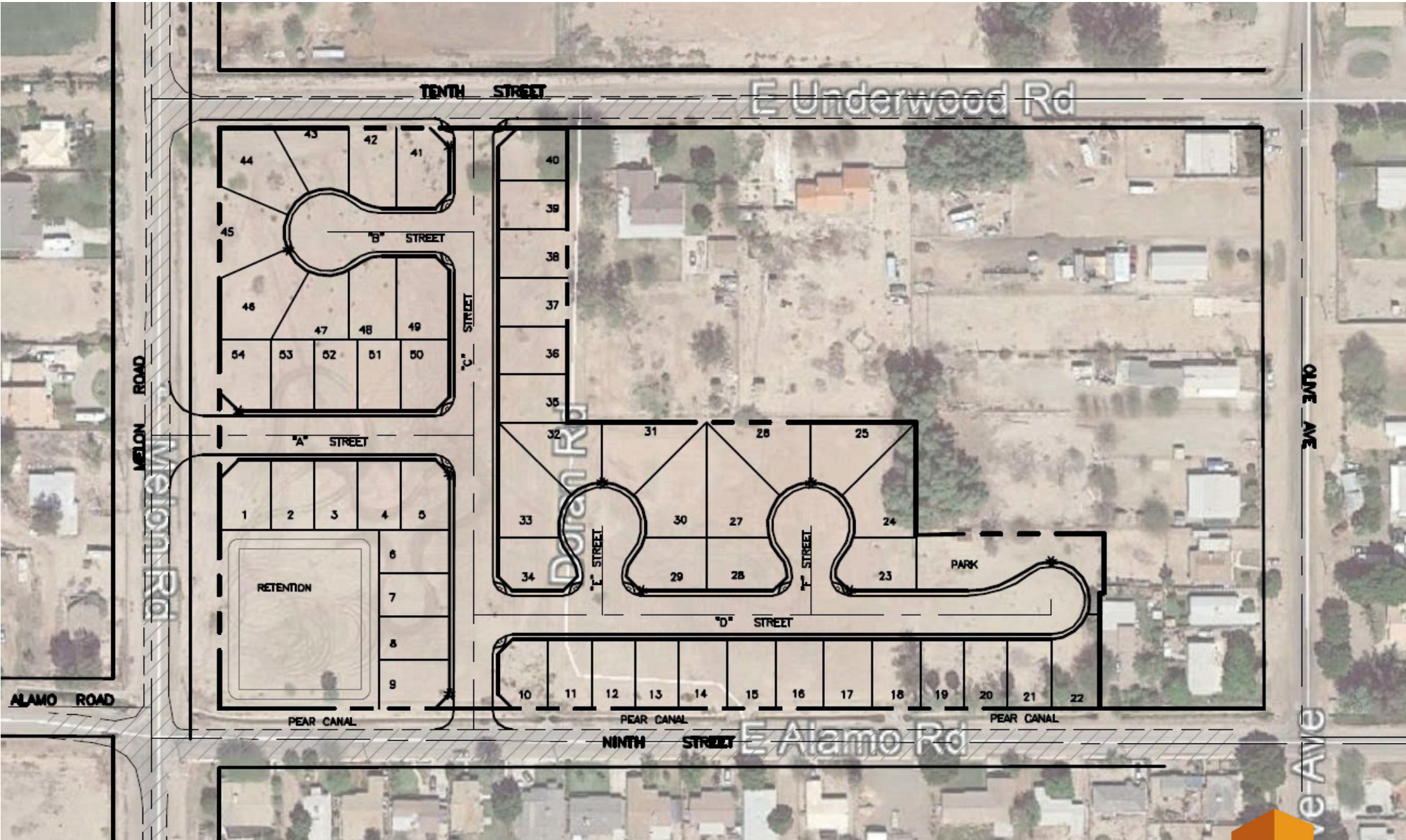
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SITE SOURCE

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TENTATIVE MAP

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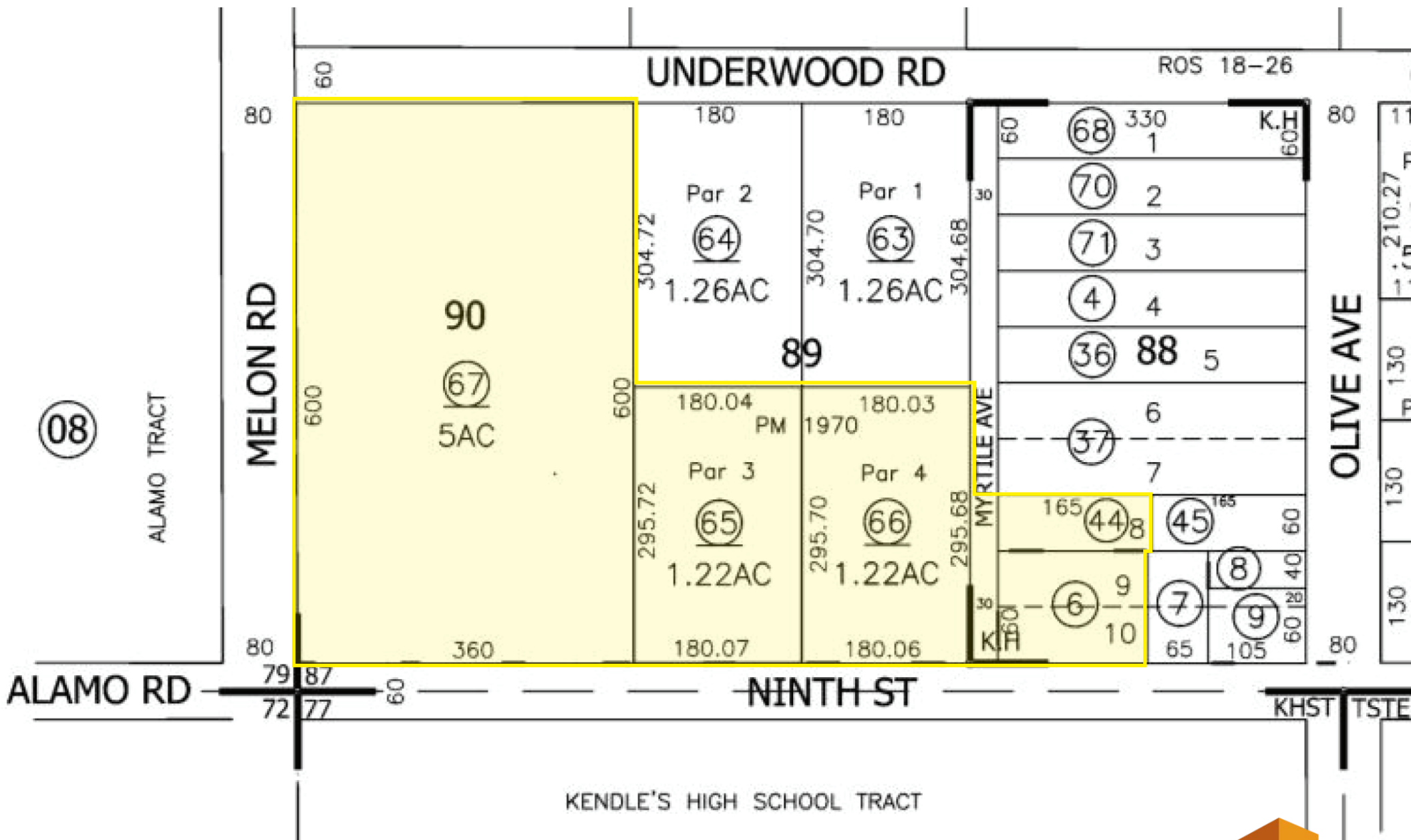
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PARCEL MAP

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