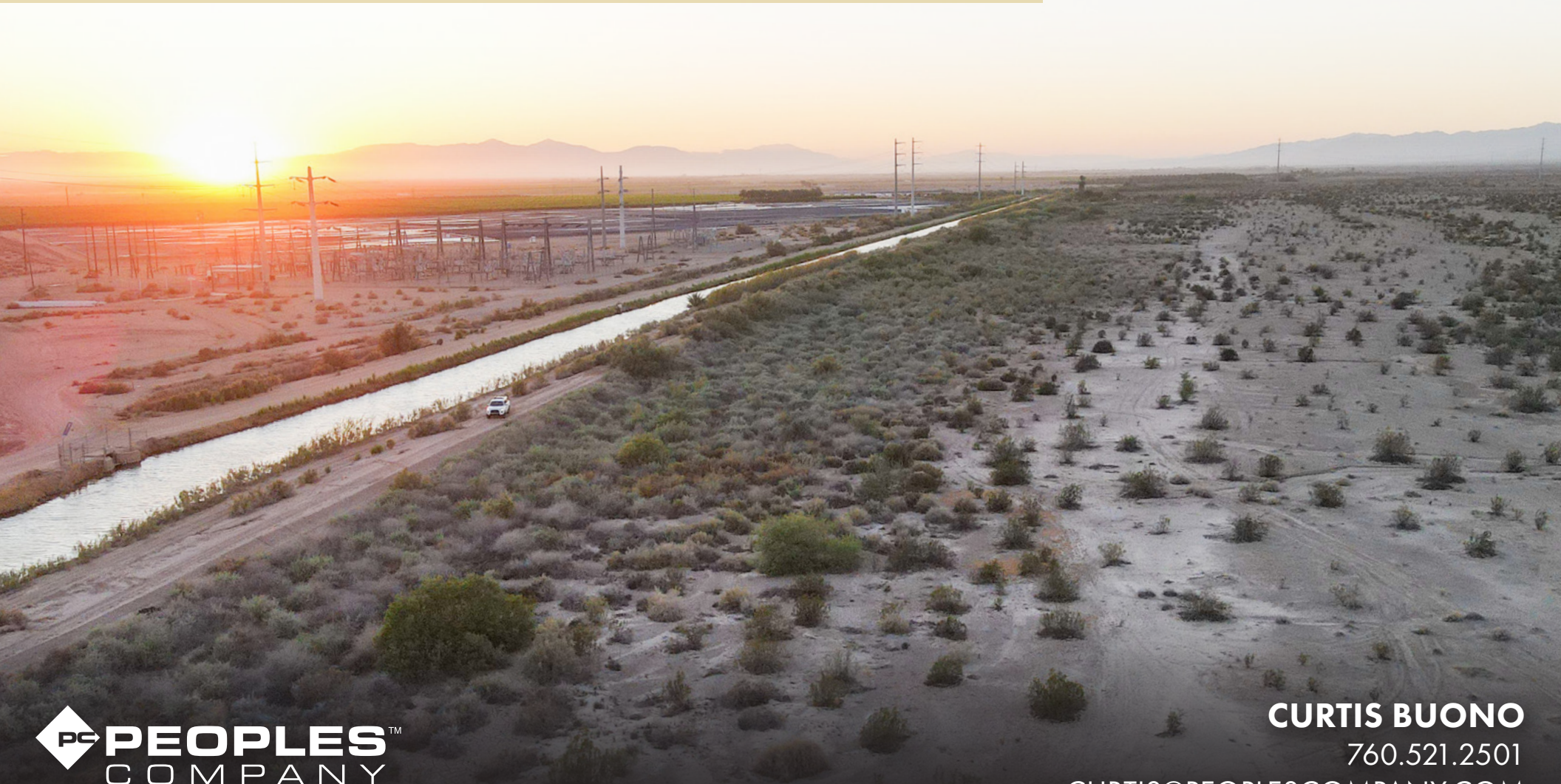


RAW LAND ADJACENT TO SUBSTATION

92.00± ACRES | IMPERIAL COUNTY



OVERVIEW



This raw, vacant parcel is located in the northeast portion of California's Imperial Valley. Situated along the Highline Canal across from the IID Midway Substation and two solar developments, this parcel, which is within the Renewable Energy overlay, is well positioned for renewable energy uses such as a solar farm or battery storage. The Property was used by the owners for many years for dove hunting, which highlights its recreational value for hunting, camping, off-roading or other such uses.

LOCATION

E Highline Canal Rd (East Side) between Schrimpf Rd & Simpson Rd
Calipatria, Imperial County, CA 92233

ACCESS

The east side of East Highline Canal Road is accessible from the bridge 1.5± miles north at the intersection of Wiest Road and Noffsinger Road.

SIZE

92.00± Gross Acres (Source: Assessor)

STRUCTURES

None

APN

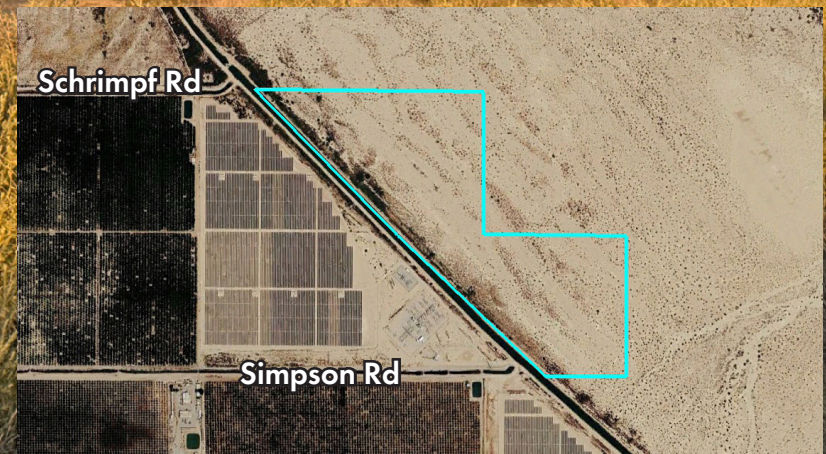
025-260-023

PROPERTY TAXES

\$137.28 for the 2025/26 tax year.

PRICE

\$276,000 or \$3,000 per acre



IID Midway Substation

IID Solar Farms

Access Across Canal

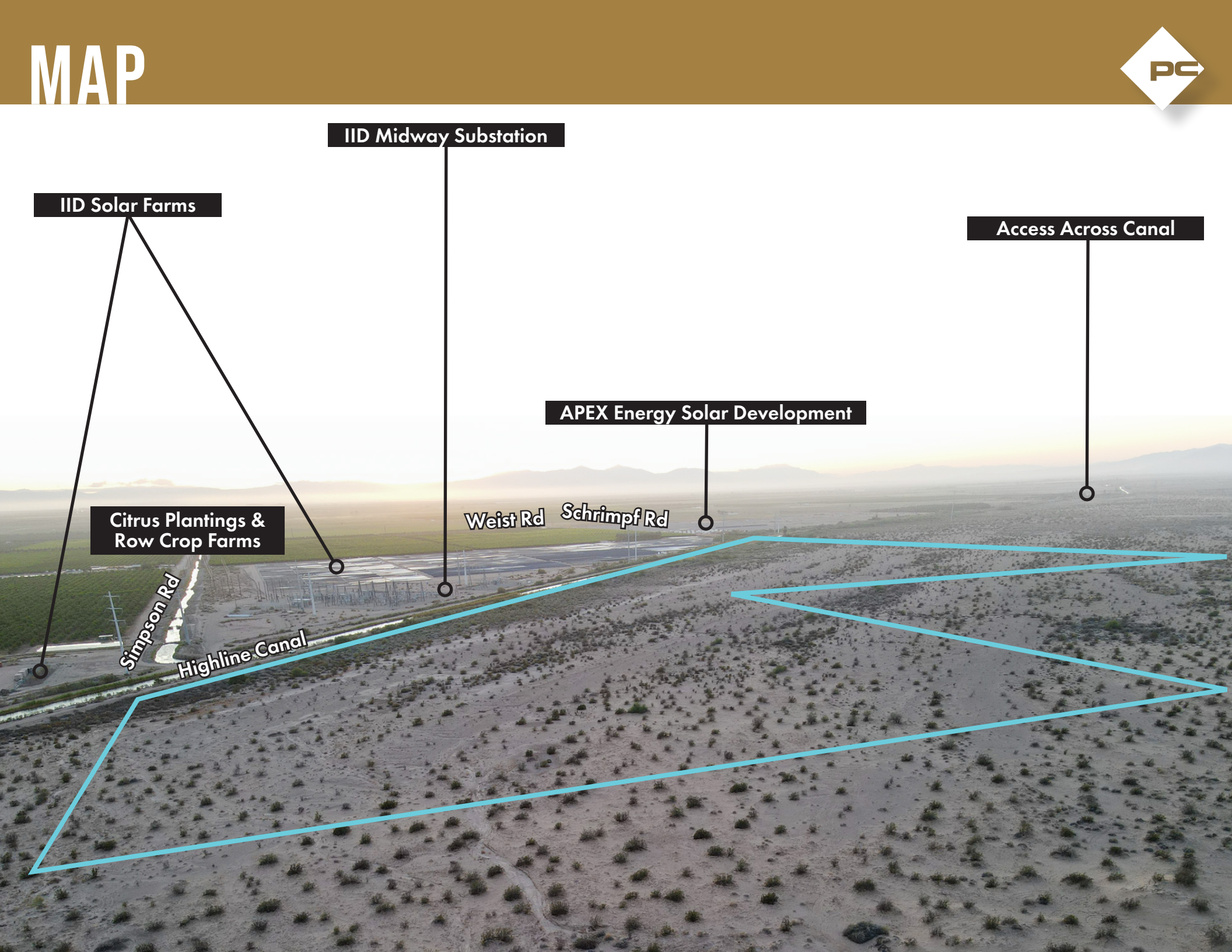
APEX Energy Solar Development

Citrus Plantings & Row Crop Farms

Weist Rd Schrimpf Rd

Simpson Rd

Highline Canal



ZONING & LAND USE



ZONING

S-2-RE - Open Space/Recreation in Renewable Energy Overlay (Imperial County)

MINIMUM LOT SIZE

20 Acres

PERMITTED USES

Agricultural Buildings & Structures, Storage, Cargo Container, Public Buildings, Residence, Mineral Extraction, Solar Energy, Apiaries, Poultry, Pasturing & Grazing, Crop & Tree Farming, Duck Clubs, Fish Farms, Gun Clubs, and more. See Zoning Links for full information from County.

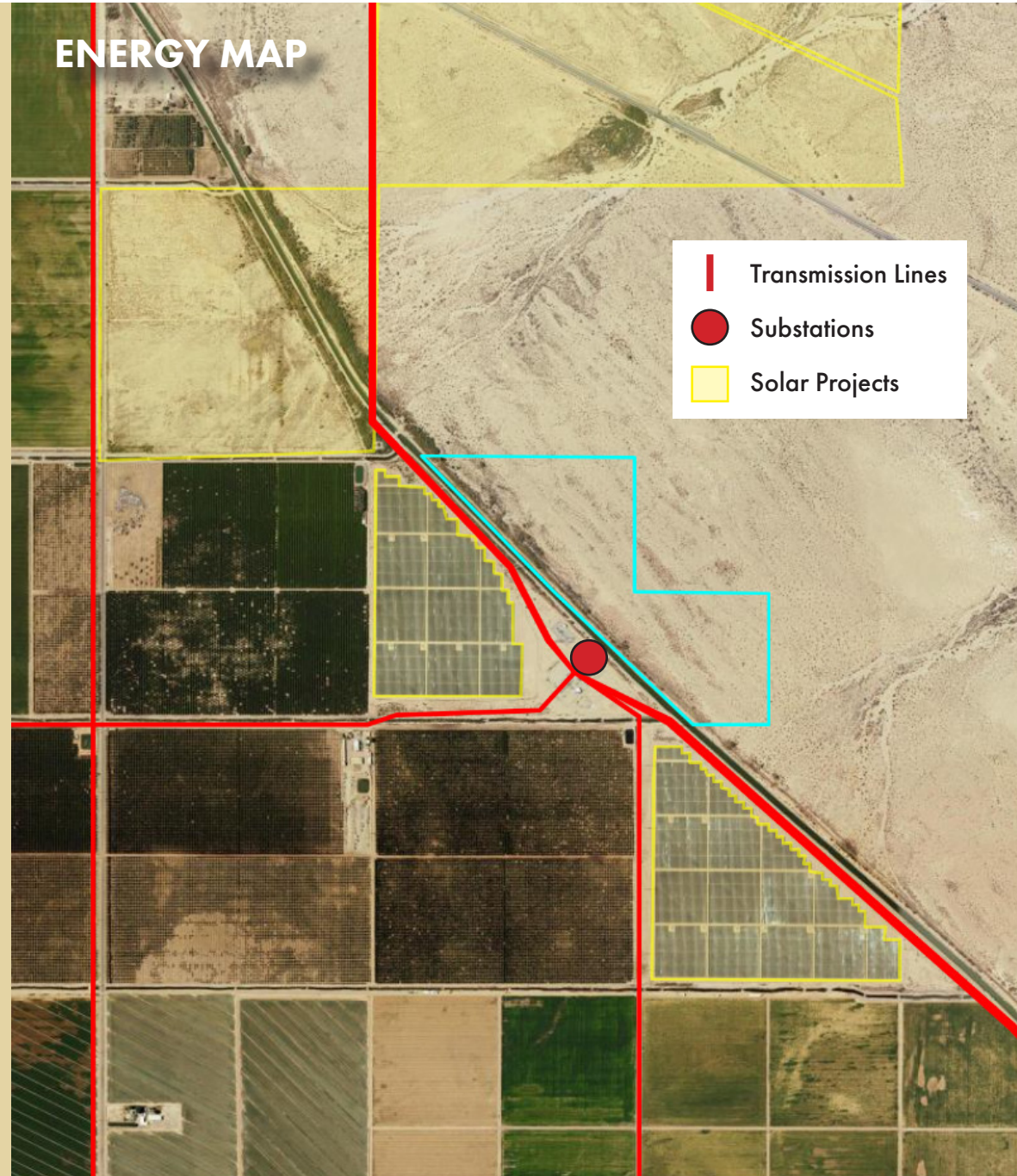
CONDITIONAL USE PERMITS USES




Mobile Home/RV Parks, Communication Towers, Electrical Generation & Transmission Facilities, Surface Mining, Airports, Recreational Buildings, Off-road Vehicle Events, Oil, Gas & Geothermal Exploration, and more. See Zoning Links for full information from County.

ZONING LINKS

[S-2 Zone](#)
[Renewable Energy Overlay](#)

ENERGY MAP



-  Transmission Lines
-  Substations
-  Solar Projects

TERMS



PRICE

\$276,000

\$3,000± per acre

TOURS

By Appointment Only

DO NOT ENTER PROPERTY



Midway Substation across from Subject Property

CURTIS BUONO

Pacific West Managing Partner

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All information contained in this Offering Memorandum and any additional information provided is believed to be accurate and reliable but is not guaranteed as such by the owner or broker. All information provided in any form concerning this opportunity should be verified by prospective buyers and their representatives.