

IMPERIAL COUNTY, CA

HIGHWAY-FRONTAGE FARMLAND

59.90± Acres



OVERVIEW



This exceptionally located farm sits at the intersection of Interstate 8 and Highway 111, which are the two major highways in the region. With great visibility along these highly trafficked highways, the site is well positioned for long-term future development potential. The Property has historically been farmed to forage crops and it benefits from an ample water allocation from Imperial Irrigation District.

LOCATION

North end of Yourman Rd
El Centro, Imperial County, CA 92243

ACCESS

Available via Yourman Rd off E Chick Rd at Highway 111 intersection

GROSS ACRES

59.90± (Source: Assessor)

FARMABLE ACRES

53.52± (Source: IID) 89.3% Farmable

APN

054-080-029

PROPERTY TAXES

Total of \$10,304 for the 2025/26 tax year

PRICE

\$2,000,000



WATER & FARMING



WATER SOURCE

Imperial Irrigation District (IID)

WATER DELIVERY

Gate 35 of Acacia Canal Lateral 4A

ALLOCATION

6.65 Acre-feet/acre per IID Equitable Distribution Program

IRRIGATION

Dirt ditches

DRAINAGE

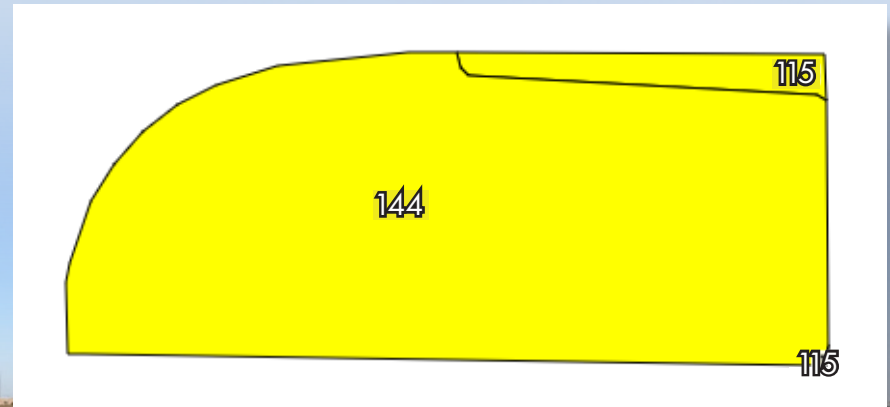
Dirt ditch to IID drainage infrastructure

FARMING HISTORY

Historically, this farm has been tenant-farmed to hay crops. Its lease recently expired and it is currently available for lease.

SOILS

94.6% Class 2 and 3.1% Class 3 soils as shown to the right.



Soil Code	Soil Description	Acres	%	CAP
144	Vint and Indio very fine sandy loams undifferentiated group, 0 to 2 percent slopes, wet	54.68	94.57	2
115	Imperial-Glenbar silty clay loams complex, 0 to 2 percent slopes, wet	3.14	5.43	3
Totals		58.82	100%	2.1

DEVELOPMENT POTENTIAL



ZONING

A-2 General Agricultural

TRAFFIC COUNTS

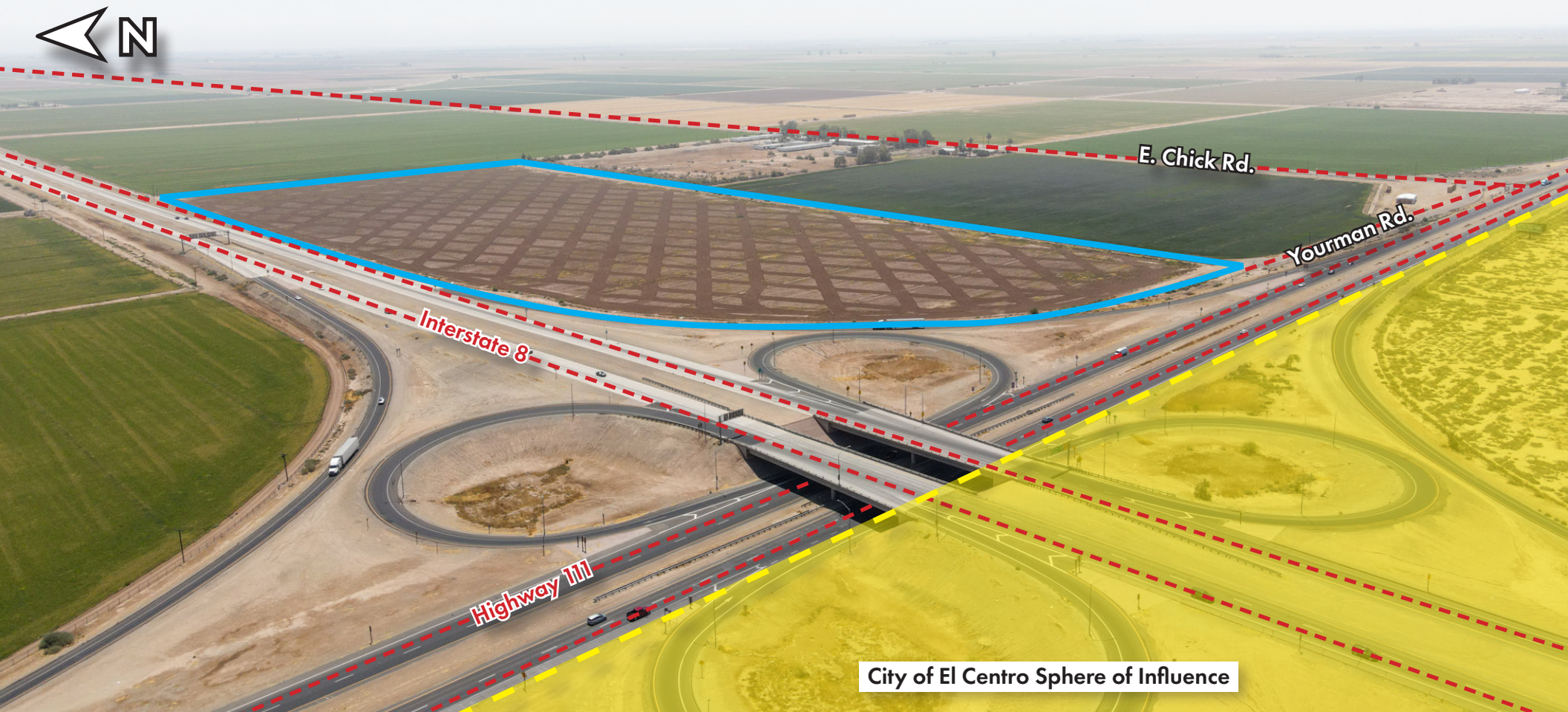
CalTrans shows 36,000 Average Daily Trips (ADT) along Highway 111 frontage and 28,500 ADT along Interstate 8 frontage. See following page.

FRONTAGE

3,200± linear feet of frontage along Interstate 8, Highway 111, and on-ramp

DEVELOPMENT POTENTIAL

The Property is adjacent to the City of El Centro Sphere of Influence, which is on the west side of Highway 111. Although the Property's Land Use designation is for agriculture, its excellent frontage and visibility make it very suitable for development over the long-term.



DEVELOPMENT POTENTIAL



IMPERIAL VALLEY MALL
★ macy's
Dillard's
JCPenney
CINEMARK

BEST BUY
Michaels
KOHLS

THE HOME DEPOT
IN-N-OUT BURGER
Starbucks

COSTCO WHOLESALE
Walmart
LOWE'S
target



TERMS



PRICE

\$2,000,000
\$33,389± per acre

TOURS

By Appointment Only
DO NOT ENTER PROPERTY



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