

IMPERIAL COUNTY, CA

DAHLIA 26

72.84± Acres of Farmland
with Development Potential



OVERVIEW



Peoples Company is proud to present Dahlia 26, a 72.84± acre farm tract that is surrounded on three sides by the City of El Centro and higher intensity development. The Property is within El Centro's Sphere of Influence (SOI) and has a Land Use designation for Master Planned Mixed Use. The Property is over 91% farmable and its Imperial Irrigation District (IID) water is delivered via concrete and dirt irrigation canals along the Property's south side. It is farmed by a tenant who is paying a strong lease rate and has historically grown forage crops.

LOCATION

1604 S La Brucherie Rd
El Centro, Imperial County, CA 92243

GROSS ACRES

72.84± (Source: Assessor)

FARMABLE ACRES

66.76± (Source: IID) 91.7% Farmable

APN

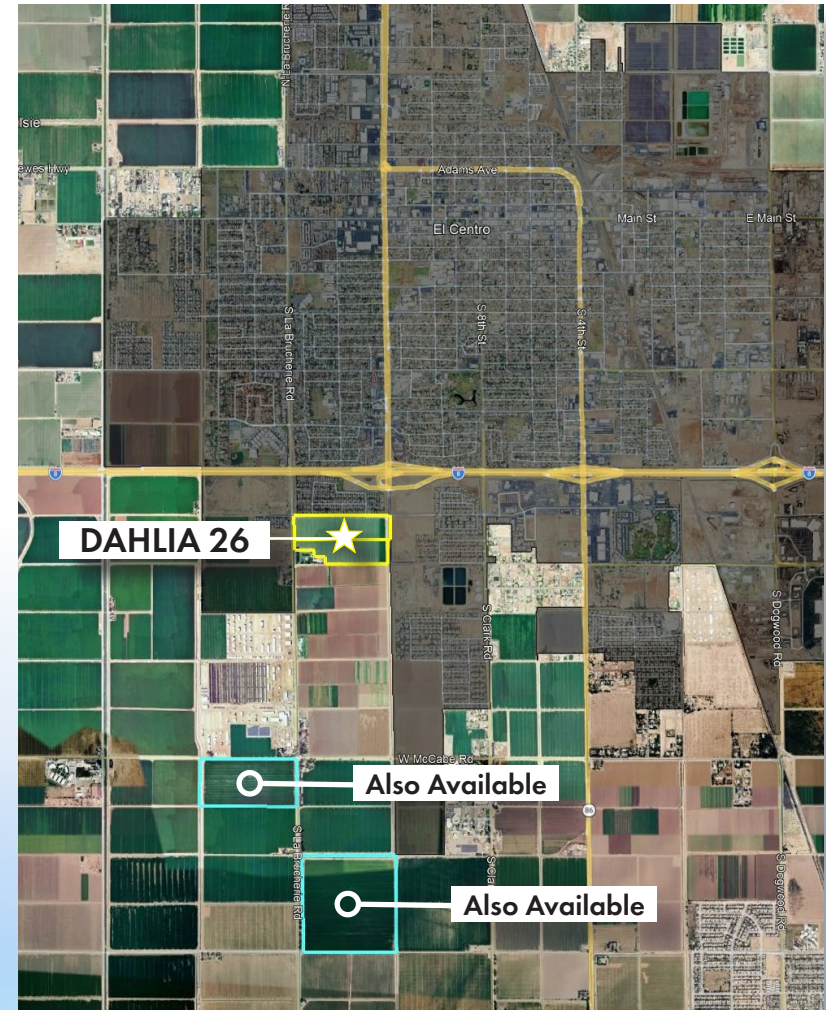
052-280-(014, 027)

PROPERTY TAXES

Total of \$2,347 for the 2026/27 tax year

PRICE

\$786,672 or \$10,800/gross acre



WATER & FARMING



WATER SOURCE

Imperial Irrigation District (IID)

WATER DELIVERY

Gate 26 of Dahlia Canal

ALLOCATION

6.07 Acre-feet/acre per IID Equitable Distribution Program

IRRIGATION

Concrete and dirt irrigation canals

DRAINAGE

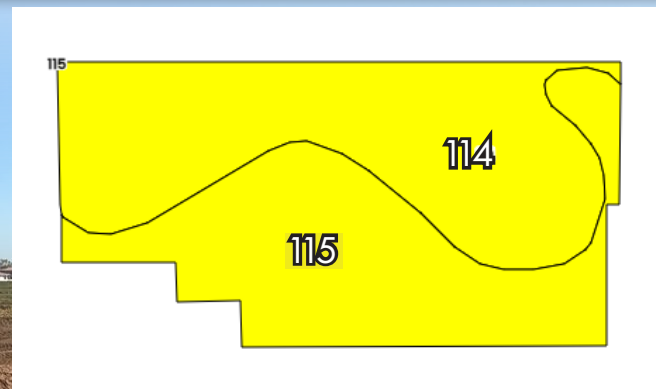
Surface drainage to drainbox into IID Date Drain

FARMING HISTORY

This farm has been tenant-farmed to forage crops.
The current lease runs through July 2027.

SOILS

53.6% Class 2 and 46.4% Class 3 soils as shown to the right.



Soil Code	Soil Description	Acres	%	CAP
115	Imperial-Glenbar silty clay loams complex, 0 to 2 percent sloped, wet	33.61	46.3	3
114	Imperial silty clay, wet	38.87	53.6	2
Totals		72.84	100%	2.5

DEVELOPMENT POTENTIAL



ZONING (Unincorporated County)

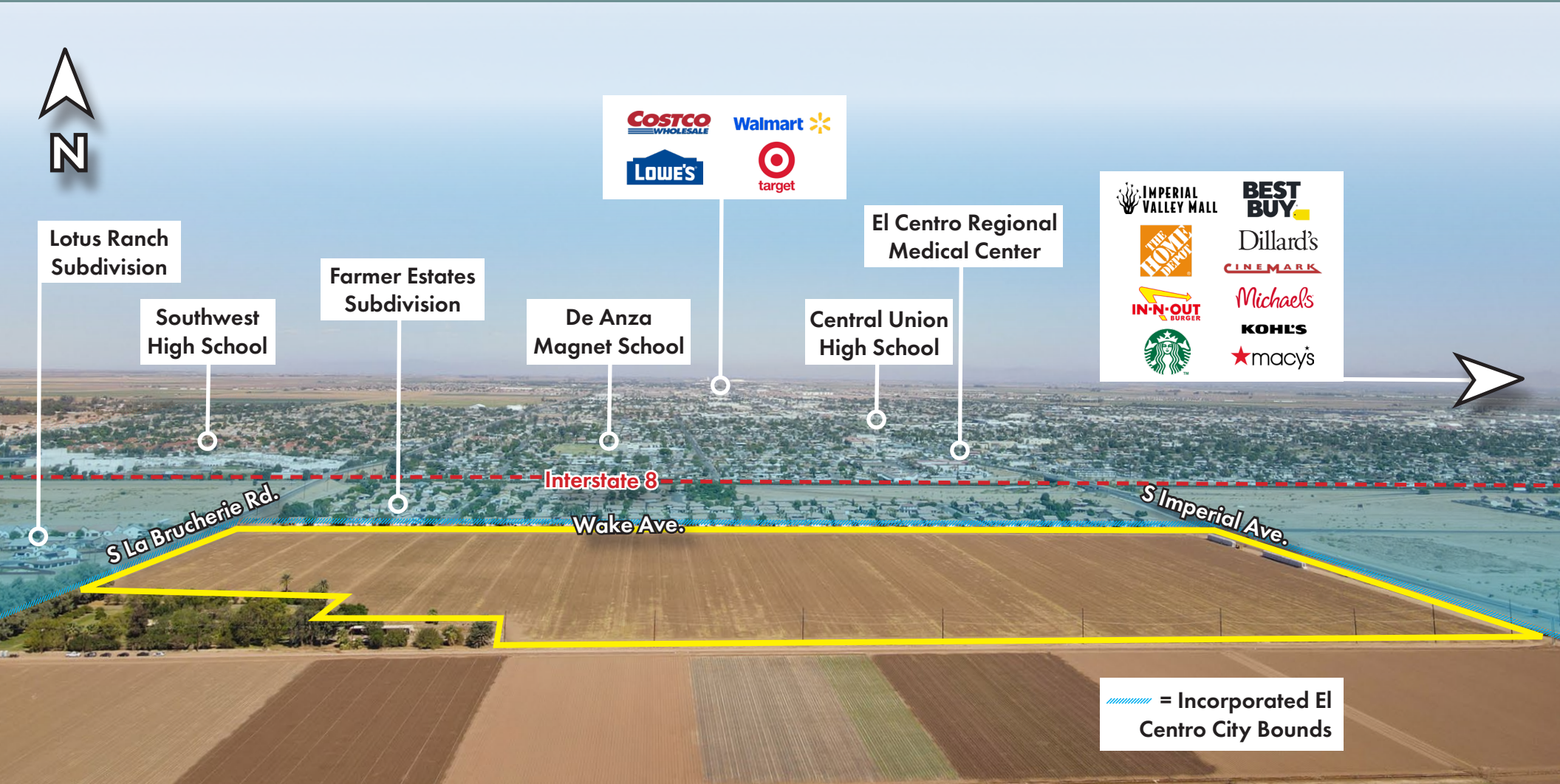
A-2-U - General Agriculture/Urban Area

GENERAL PLAN LAND USE

El Centro General Plan Opportunity Area 5 (OA-5)
Master Planned Mixed Use

DEVELOPMENT POTENTIAL

The Property is within the El Centro Sphere of Influence which has potential for future annexation, access to city services, and long-term development upside. It is surrounded by residential neighborhoods. The Master Planned Mix Use General Plan designation allows residential, commercial, mixed-use, public, and other development.



TERMS



PRICE

\$786,672

\$10,800± per acre

TOURS

By Appointment Only

DO NOT ENTER PROPERTY

ALSO AVAILABLE

Dahlia 21 A - 77.58 Acres

Dahlia 9 - 153.95 Acres



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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. Notably, it is buyer's responsibility to satisfy themselves as to Property's water rights, sources, availability, quantity, quality, costs, restrictions, etc.

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