# 42 Lot Final Map w/Improvements - City of Blythe

El Dorado St & Tesoro Way | Blythe, CA 92225

- o 8.60 acres subdivided into 42 lots
- o Recorded final map
- o 12 lots improved w/ streets and utilities

**ASKING PRICE: <del>\$499,000</del>** \$449,000

# MATT WEAVER

760.448.2458 mweaver@lee-associates.com CalDRE Lic #01367183

# **AL APUZZO**

760.448.2442 aapuzzo@lee-associates.com CalDRE Lic #01323215

# **ALEX BENTLEY**

760.448.2492 abentley@lee-associates.com CalDRE Lic #02062959

# **ALEX GUDIM**

760.448.1368 agudim@lee-associates.com CalDRE Lic #02030315



COMMERCIAL REAL ESTATE SERVICES

#### LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



# contents

4 aerials

9 location map

**10** property information

**11** existing utilities

12 tract map

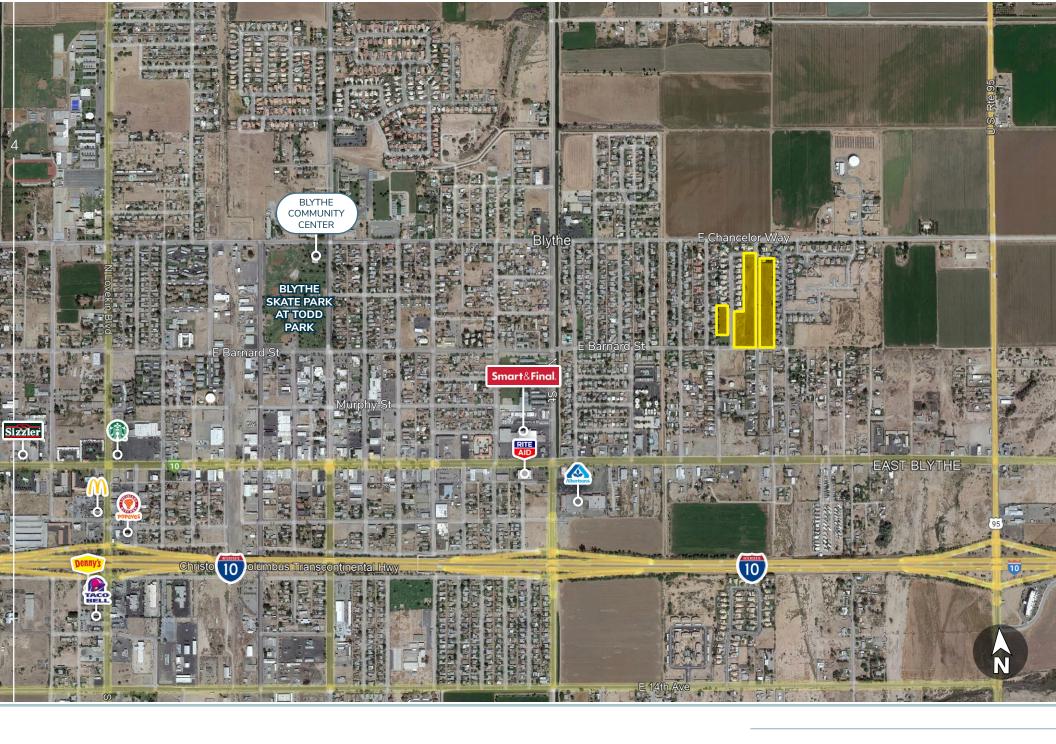
15 plat map

**16** cma

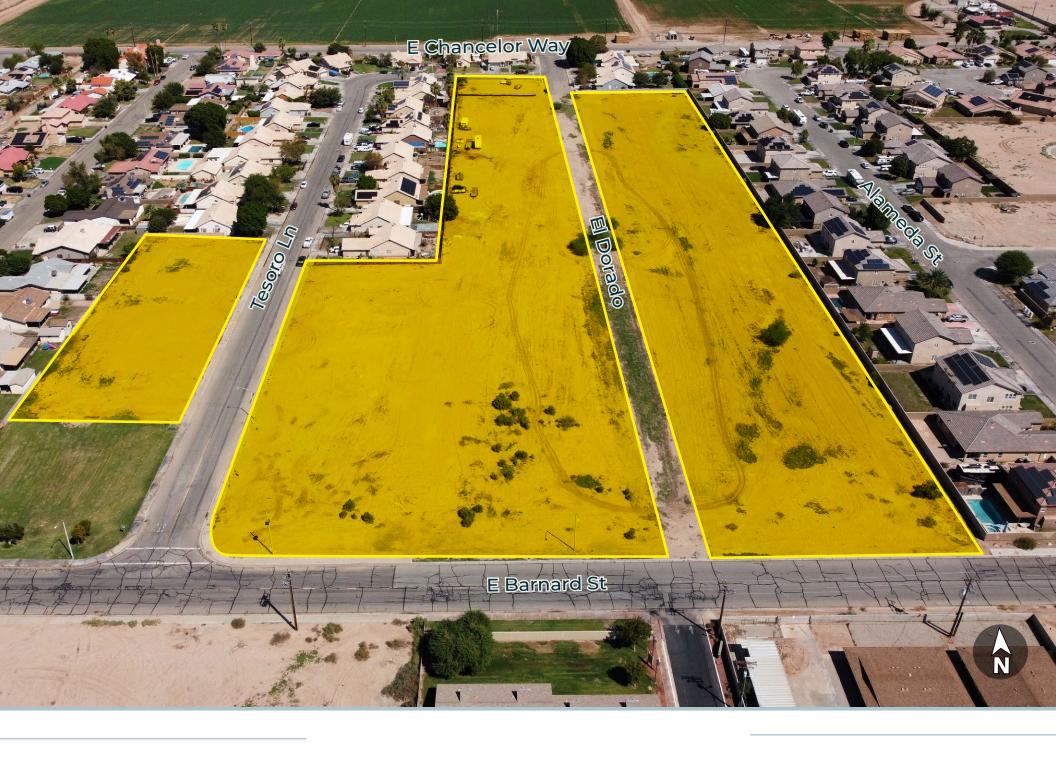
**17** about the area

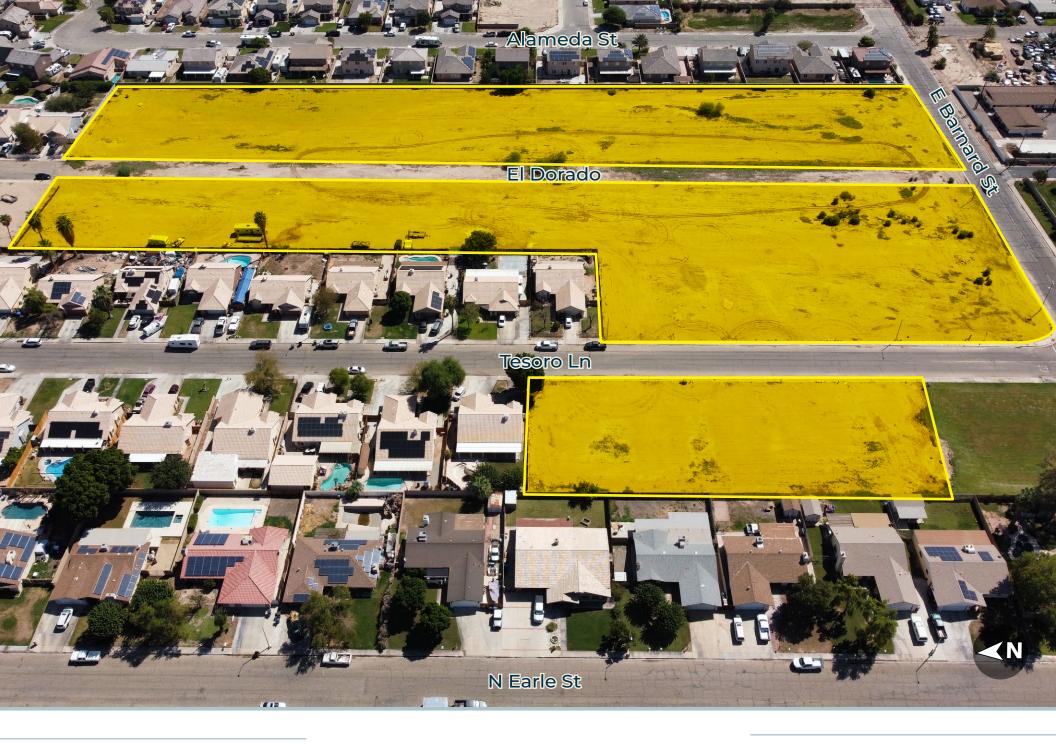
**18** demographics



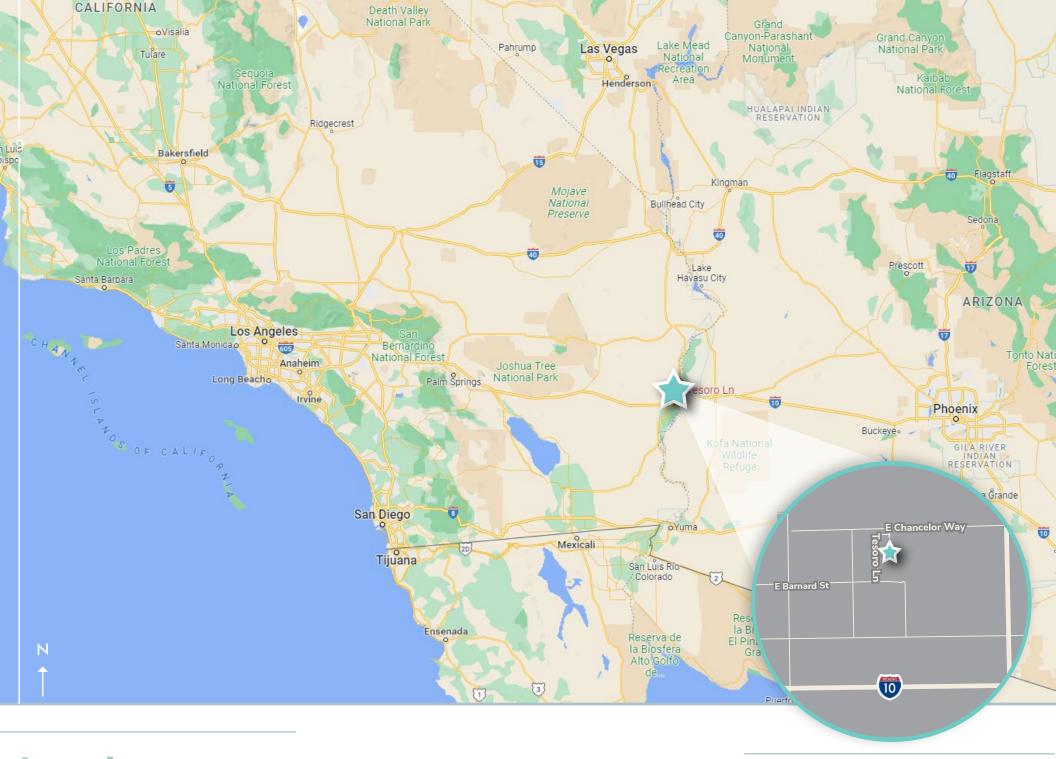












**location map** 

#### location:

The subject property is located in the City of Blythe. It is less than 1 mile west of the I-10 and Route 95. The property is approximately less than 2 miles from Palo Verde High School.

# property profile:

The subject property consists of 8.60 acres within the City of Blythe. The property was subdivided into 42 lots. The subject property has potential for a development project for 42 single family homes.

## jurisdiction:

City of Blythe

## apn's:

See Appendix 1

### acreage:

Approximately 8.60 acres

# zoning:

R-L-1 (Low Density Residential)

# general plan:

Low Density: 4.1-5 du/acre Click to view General Plan

# minimum lot size:

7,800 SF Lots

# max density:

5 du/acre

### max height:

2 stories

#### school district:

Palo Verde Unified School District

### services:

Water/Sewer- Ripley Mesa Water District / Blythe Regional Wastewater Reclamation Facility

Gas/Electric-SDG&E

Fire- Blythe Fire Department

Police- Blythe Police Department

### cc&r:

Click to View CC&R

# existing utilities









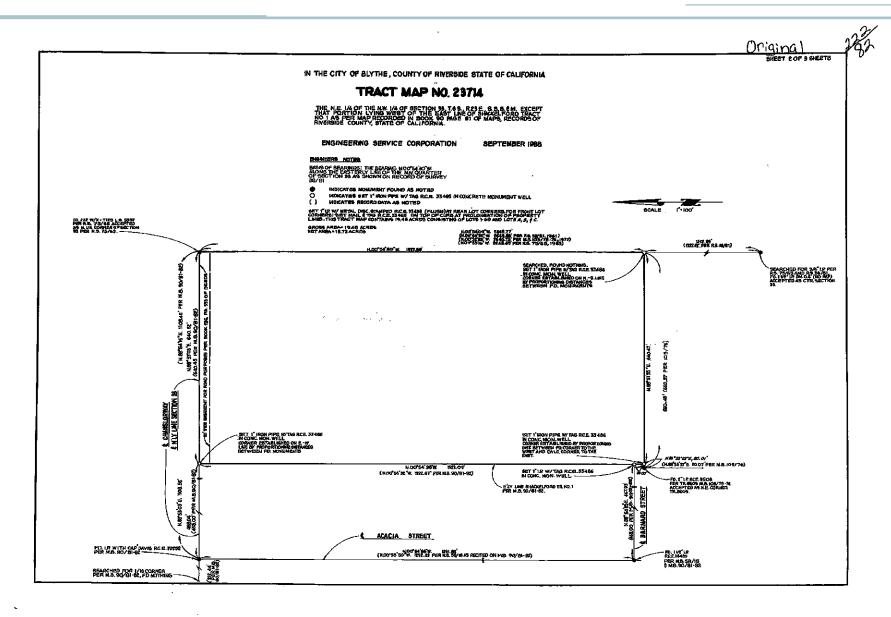




Original IN THE CITY OF BLYTHE COUNTY OF RIVERSIDE STATE OF CALIFORNIA TRACT MAP NO. 23714 THE RE 1/4 OF THE MW 1/4 OF SECTION 33, T.GS., R.23 E. S.B.S.M. EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF SHACKLEFORD TRACT NO. I AS PER MAP RECORDED IN 800K SO PAGE 81 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA rz: <u>\$/0.00</u> 100 292617 MILITARE CONTRACT COUNTY IN SEPTEMBER 1988 ENGINEERING SERVICE CORPORATION PURT MERICAL TITLE RESERVE COMPANY OF CALIFORNIA DIRECTOR OF DEVELOPMENT SERVICES STRUCTURE CITY CLERK'S STATE YELD I, SEMENSE M. ROMER, CEPT CLERK OF THE CEPT OF RESTRE, DO HERRES STREET THEN NOT HAN PRESENCED TO THE COMPLET OF RAID CEPT OF EXTREM AT A RE-CEIVED TREETED THE OF THE THE TABLE OF THE LAW, THE PROPERTIES SALE THE TABLE OF THE TABLE OF THE TABLE OF THE LAW, THE TABLE OF THE ACCUSED TOOM "A" THAN "THE "OF HE TOWARD LODG FOR THAN AND STAND HOTELS FOR THE TABLE OF THE THE THE THE TABLE OF THE TA THESE TUNN B4 1990 DEPOS H. HOUR, CITY CHERY I DESSET STOCK 1967 T. MA. SELLINGEN DE VITAL PRINCED OF THE ATTECT OF CHALLPRICA.

MOS TORS THE MAN AND CHARTCH SET OF THESE (3) SERVING CHARTCH SERVING A CHARTCH SET OF THE MAN AND THE PRINCESSON CHARTCH MALEY, 1968; THE PARK MAN AND THE PRINCESSON CHARTCH MALEY, 1968; THE PARK MAN AND THE PRINCESSON CHARTCH SERVING SET OF THE PRINCESSON CHARTCH SERVING SERVING SET OF THE PRINCESSON CHARTCH SERVING SE MINANS NE 1840 AND COPPLESS, STOP Harden PRIO VENDE HYDRIA WHERE CHENNEY, RELEASE OF PRESENT ENTIRED IN DOCK 265, 1473 285, OF CHILDIA MINISTRA. THIS DESIRENT MINISTRA DE LEVELE DE MOTES. 1473 24 OF THE TRANSPORT PERIO MINISTRA DE MOTES. 1473 24 OF CHILDIA MINISTRA PERIODE PERIODE MINISTRA DE MOTES. 1474 25 OF CHILDIA MINISTRA PERIODE PERIODE DE MONES DE MOTES. 1474 25 OF CHILDIA MINISTRA MINISTRA PERIODE DE MONES DE MOTES. 1474 25 OF CHILDIA MINISTRA DE MINISTRA PERIODE DE MOTES. 1474 25 OF MINISTRA DE MINISTRA DE MOSSIBILIT DE MOTES. 1475 25 OF MINISTRA DE MOTES. CITY DIGUIER'S EDICEPTAT Darg: 6-12-90 DARE: 6-12-90 DASS: JULY 16, 1940 Robert K. Holt TAX COLLECTOR CERTIFICATE I INDER CENTRY THAT A KIND IN THE SIM OF \$ \$.500.00 MIN BEAM EXCELLENGE WITH THE SAME OF DISPASSIBLES OF THE COUNTY OF EMPHRICE, SPECIAL OF DISPASSIBLES OF THE COUNTY OF EMPHRICE, SPECIAL OF LOCAL, AND ALL SPECIAL ACCESSEDED COLLECTED AS TANKED, HILDER OF THE REP SET THE COUNTY, SECRETARING AS TANKED, HILDER OF THE REP SET THE COUNTY, SECRETARING AS A LESS ACCORDING THE DISPASSIBLE OF THE PHYLAMIC AND SAID ROBE HILD REPSET LINE ASSESSMENT AND ASSESSMENT AS A SECRETARIAN OF THE PHYLAMIC AND SAID ROBE HILD RESIDENT COUNTY THE PHYLAMIC AND SAID ROBE HILD ROBE OF THE PHYLAMIC AND SAID ROBE OF THE PHYLAMIC I 1995EPF CENTIFY THAT MOUNTAIN TO THE PROPERT OF THIS OFFICE, NO OF THIS BRITE, THOSE MR. IN LIPPO MADRET THE THOSE PROPERTY SHARM ON THE MUCHIN FOR THAT EMPIRED. COUNTY, PRESCULA, COUNTY, PRESCULA, COUNTY, PRESCULA, COUNTY, PRESCULA, COUNTY, PRESCULA, COUNTY, PROPERTY, COUNTY, PROPERTY, PROPER Helly Lynn Rodriguez DHUR: 8-7-1990 GERNALD A

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



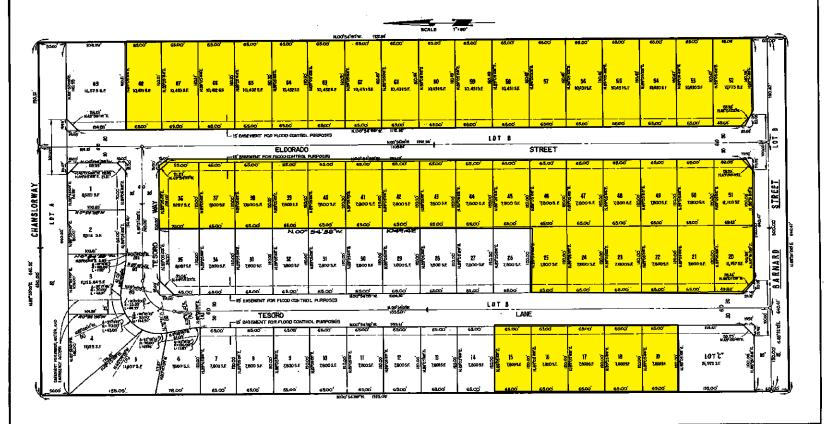
THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

#### TRACT MAP NO. 23714

THE N.E. I/4 OF THE N.W. I/4 OF SECTION 39, T.63., R29E, B.6. B. S. M. EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF SMKELE FORD TRACE NO.1 AS PER MAP RECORDED IN BOOK 90, PAGE 81 OF MAPS, RECORDS OF EMPERSIDE COLLISTY, STATE OF CALLIFORNIE.

ENGINEERING SERVICE CORPORATION

SEPTEMBER 1988



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

T.R.A. 003-010

POR NE 1/4 NW1/4 SEC 33 T6S R23E

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

00



8

38.40 **ELDORADO** STREET 1108.841 STREET (18 30 ,O 20 49 184C 8 8 (3) (O) % (10 26 . 19 AC (5) 21,84C 4 32 (5)31 6 30 333 834 6 **CHANSLOR** ୍ଚି କ TESORO LANE 4 (4) LOT (B) 3461. (3) <u>@</u> (B) (8) (3) 8

M. B. 222 / 81 - 83 Tract No. 23714

4

AUG, 1990

ASSESSOR'S MAP BK.851 PG.15 RIVERSIDE COUNTY, CALIF.

# CMA Summary Report

### **RESIDENTIAL Summary Statistics**

HighLowAverageMedianLP:\$699,500\$299,999\$382,053\$337,500SP:\$665,000\$300,000\$365,936\$325,000

# **RESIDENTIAL - Sold**

# **Number of Properties: 13**

Num	MLS #	Status	PropSub Address		MLSAreaMj	TotalBdrn	1 TotalBaths	CloseDat	LotSzSq	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
			Т		r	s		е	ft						
1	219094481 DA	S	SFR	456 N Earle	374 - Blythe	4	2	7/19/2023	0.22	2194	10	\$359,900	\$164.04	\$300,000	\$136.74
2	SW230365	<u>l</u> S	SFR	880 Cypress	374 - Blythe	4	2	3/27/2023	9,583.00	1601	3	\$330,000	\$206.12	\$310,000	\$193.63
3	219096697 DA	S	SFR	2240 Dekens	374 - Blythe	3	2	7/31/2023	0.63	1679	1	\$315,900	\$188.15	\$315,000	\$187.61
4	219088568 DA	S	SFR	661 Seville	374 - Blythe	4	3	6/12/2023	0.19	2012	117	\$349,900	\$173.91	\$325,000	\$161.53
5	219091836 DA	S	SFR	820 Cypress	374 - Blythe	4	2	5/31/2023	6,970.00	1641	0	\$299,999	\$182.81	\$308,000	\$187.69
6	OC2307669	S	SFR	696 Michelle	374 - Blythe	3	3	6/30/2023	6,098.00	1294	27	\$320,000	\$247.30	\$311,000	\$240.34
7	OC2312152	S	SFR	210 Mariposa	374 - Blythe	5	4	7/25/2023	6,098.00	2100	7	\$369,000	\$175.71	\$360,000	\$171.43
8	SW2310378	3S	SFR	811 Yucca	374 - Blythe	3	2	9/12/2023	7,405.00	1556	57	\$330,000	\$212.08	\$319,000	\$205.01
9	219084305 DA	S	SFR	441 Tesoro	374 - Blythe	3	2	4/7/2023	8,276.00	1466	167	\$337,500	\$230.22	\$328,000	\$223.74
10	OC2307956	S	SFR	2770 Colorado River	374 - Blythe	3	2	7/19/2023	24 ,829.00	2002	71	\$699,500	\$349.40	\$665,000	\$332.17
11	SW2225057	rs	SFR	3880 Sandy Point	374 - Blythe	3	2	6/23/2023	10 ,890.00	1807	171	\$335,000	\$185.39	\$335,000	\$185.39
12	SW2311477	7S	SFR	2689 Sweetwater	374 - Blythe	3	3	7/18/2023	14 ,375.00	1883	6	\$395,000	\$209.77	\$385,000	\$204.46



# the city of blythe

Welcome to Blythe, a picturesque city in Riverside County, California, known for its rich history, stunning natural surroundings, and strategic location along the Colorado River. This idyllic setting provides the perfect backdrop for your 42-lot single-family development project, offering residents a unique blend of outdoor adventures, educational opportunities, and cultural experiences.

# **Natural Beauty and Outdoor Lifestyle:**

Blythe's prime location along the Colorado River ensures that your single-family development will be surrounded by natural beauty and outdoor adventures. Imagine your residents waking up to breathtaking river views, with easy access to boating, fishing, hiking, and camping in the nearby Palo Verde Valley and desert landscapes.

# **Strategic Location for Families:**

Blythe's strategic location along Interstate 10 makes it an ideal choice for families seeking a peaceful yet connected lifestyle. With convenient access to major highways, your development will offer a tranquil retreat while still keeping residents well-connected to surrounding cities and employment centers.

# **Education for Growing Families:**

For families looking to provide quality education for their children, Blythe offers:

Palo Verde College: Located right in Blythe, this community college ensures that higher education opportunities are readily available to your residents.

# A Rich Cultural Experience:

Blythe's vibrant cultural scene provides your residents with opportunities to explore the region's history and heritage:

**Blythe Intaglios:** Ancient geoglyphs within reach, offering an educational and awe-inspiring experience for all ages.

Colorado River Fair: An annual event where residents can come together to enjoy live entertainment, carnival rides, and agricultural exhibits, fostering a sense of community.

Dining Adventures:

The local dining scene in Blythe mirrors its diverse community and agricultural roots. Your residents can enjoy farm-to-table dining experiences and savor international flavors at local restaurants and eateries. Encourage them to explore the unique culinary offerings, including fresh produce from nearby farms. ts proximity to natural wonders, strategic location, educational resources, and cultural attractions make it an attractive choice for families seeking a distinctive and balanced lifestyle.

# 2023 demographics

# 1 mile



population

6,187



estimated households

2,295



average household income

\$70,210



median household income

\$60,306



total employees

1,240

# 3 miles



population

12,680



estimated households

4,600



average household income

\$70,047



median household income

\$60,470



total employees

4,043

# 5 miles



population

14,677



estimated households

5,432



average household income

\$72,605



median household income

\$61,733



total employees

4,311



for more information, please contact

# MATT WEAVER

760.448.2458 mweaver@lee-associates.com CalDRE Lic #01367183

# **AL APUZZO**

760.448.2442 aapuzzo@lee-associates.com CalDRE Lic #01323215

# **ALEX BENTLEY**

760.448.2492 abentley@lee-associates.com CalDRE Lic #02062959

# **ALEX GUDIM**

760.448.1368 agudim@lee-associates.com CalDRE Lic #02030315



COMMERCIAL REAL ESTATE SERVICES

Lee & Associa<mark>tes,</mark> Inc - North San Diego County
1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonorth