

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: ~~\$499,000~~ \$449,000



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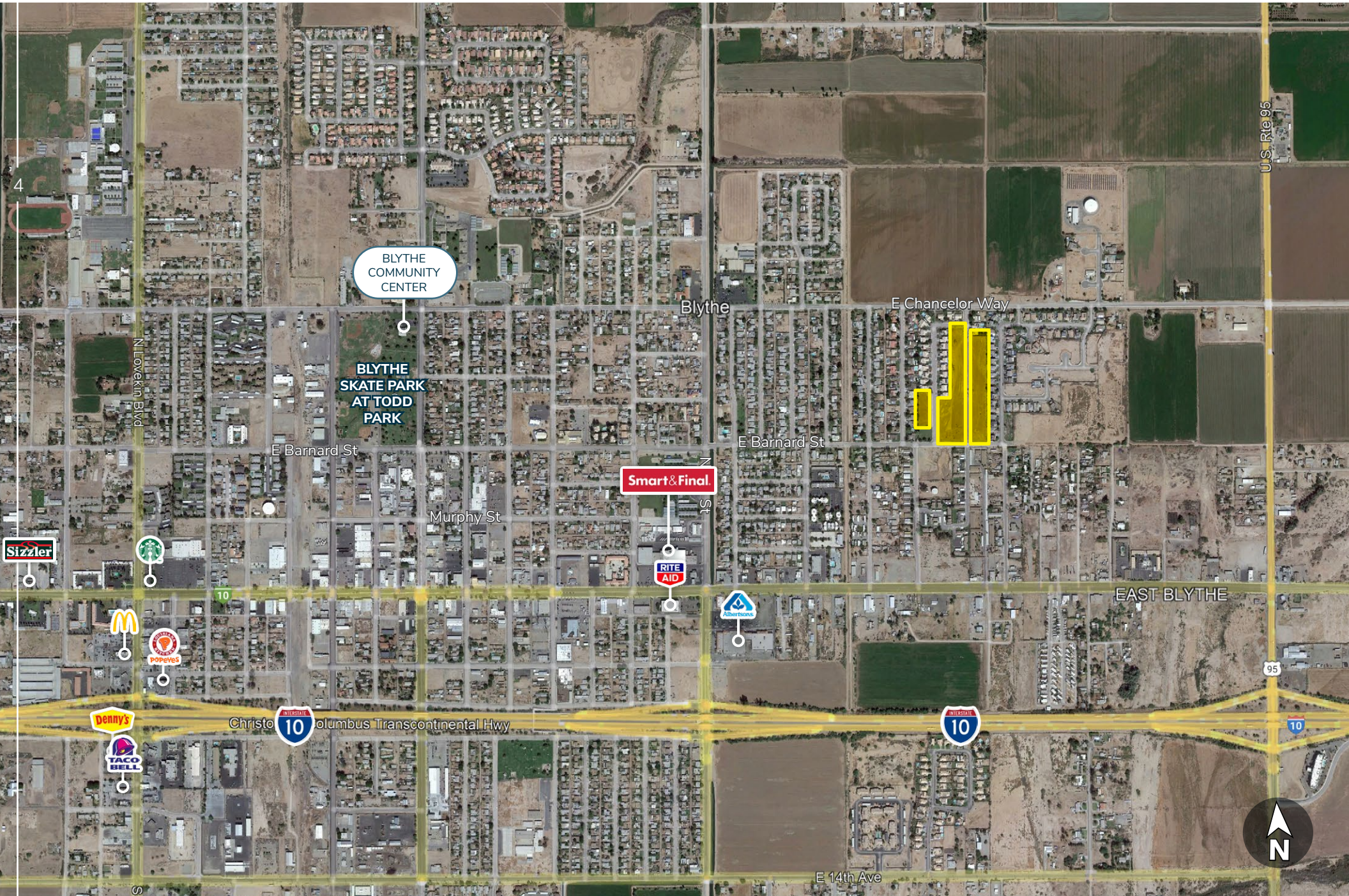
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Alameda St

E Barnard St

El Dorado

Tesoro Ln

N Earle St

N

aerial

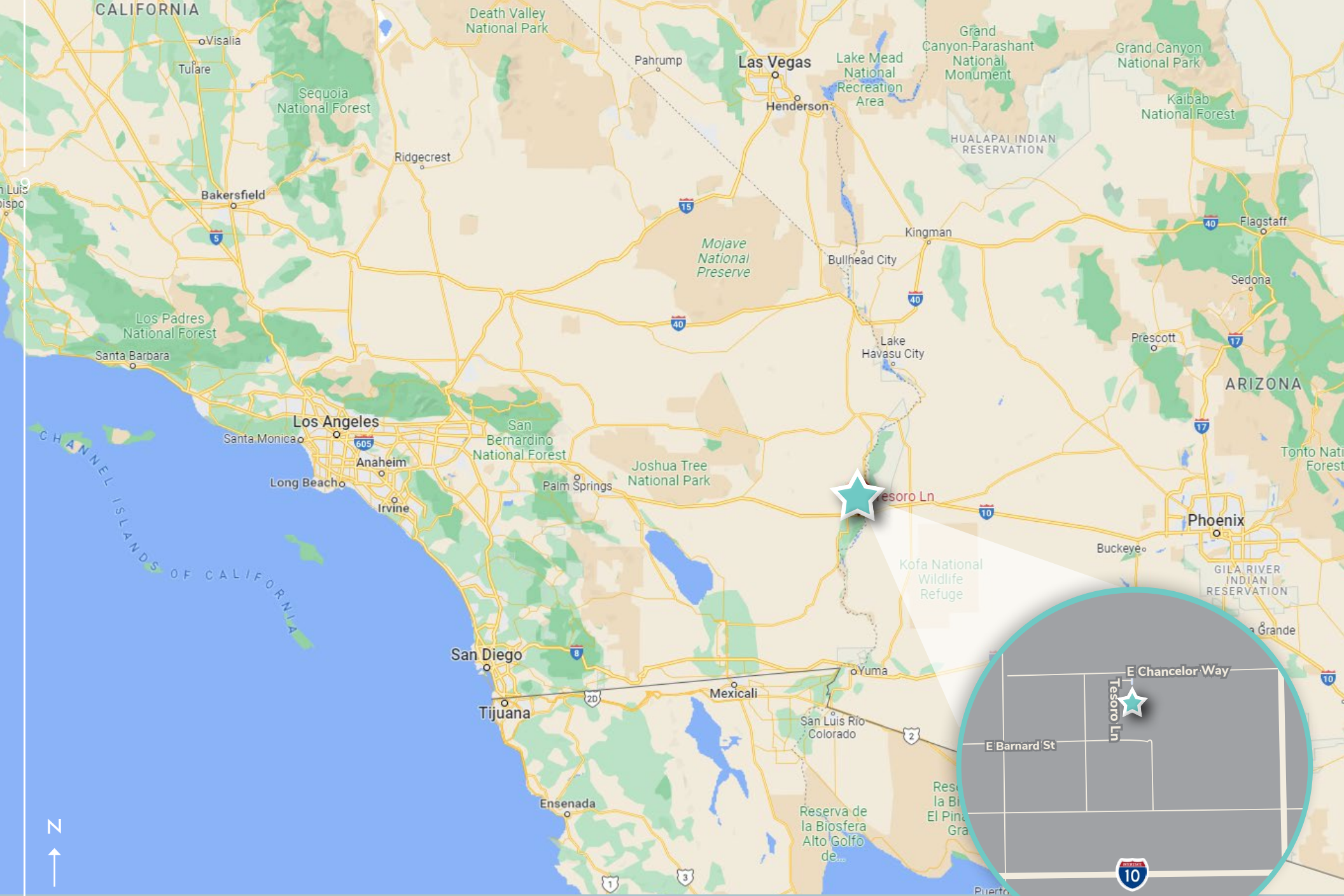


El Dorado

Tesoro Ln

E Barnard St





location map

property information

10

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

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TRACT MAP NO. 23714

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.



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CMA Summary Report

RESIDENTIAL Summary Statistics

High
LP:\$699,500
SP:\$665,000

Low
\$299,999
\$300,000

Average
\$382,053
\$365,936

Median
\$337,500
\$325,000

RESIDENTIAL - Sold

Number of Properties: 13

| Num | MLS # | Status | Prop Sub | Address | MLS Area | Mj | Total Bdrm | Total Baths | Close Date | Lot Sz | Sq Living Area | DOM | LP | LP/Living Area | SP | SP/Living Area |
|-----|-----------------|--------|----------|---------------------|--------------|----|------------|-------------|------------|-----------|----------------|-----|-----------|----------------|-----------|----------------|
| | | | T | | r | s | | | e | ft | | | | | | |
| 1 | 219094481 DA | S | SFR | 456 N Earle | 374 - Blythe | 4 | 2 | 2 | 7/19/2023 | 0.22 | 2194 | 10 | \$359,900 | \$164.04 | \$300,000 | \$136.74 |
| 2 | SW2303651 4 | S | SFR | 880 Cypress | 374 - Blythe | 4 | 2 | 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 | 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 | 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 | 2 | 5/31/2023 | 6,970.00 | 1641 | 0 | \$299,999 | \$182.81 | \$308,000 | \$187.69 |
| 6 | OC2307669 9 | S | SFR | 696 Michelle | 374 - Blythe | 3 | 3 | 3 | 6/30/2023 | 6,098.00 | 1294 | 27 | \$320,000 | \$247.30 | \$311,000 | \$240.34 |
| 7 | OC2312152 6 | S | SFR | 210 Mariposa | 374 - Blythe | 5 | 4 | 4 | 7/25/2023 | 6,098.00 | 2100 | 7 | \$369,000 | \$175.71 | \$360,000 | \$171.43 |
| 8 | SW2310378 5 | S | SFR | 811 Yucca | 374 - Blythe | 3 | 2 | 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 | 2 | 4/7/2023 | 8,276.00 | 1466 | 167 | \$337,500 | \$230.22 | \$328,000 | \$223.74 |
| 10 | OC2307956 7 | S | SFR | 2770 Colorado River | 374 - Blythe | 3 | 2 | 2 | 7/19/2023 | 24,829.00 | 2002 | 71 | \$699,500 | \$349.40 | \$665,000 | \$332.17 |
| 11 | SW2225057 0 | S | SFR | 3880 Sandy Point | 374 - Blythe | 3 | 2 | 2 | 6/23/2023 | 10,890.00 | 1807 | 171 | \$335,000 | \$185.39 | \$335,000 | \$185.39 |
| 12 | SW2311477 1 | S | SFR | 2689 Sweetwater | 374 - Blythe | 3 | 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. Its 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



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