

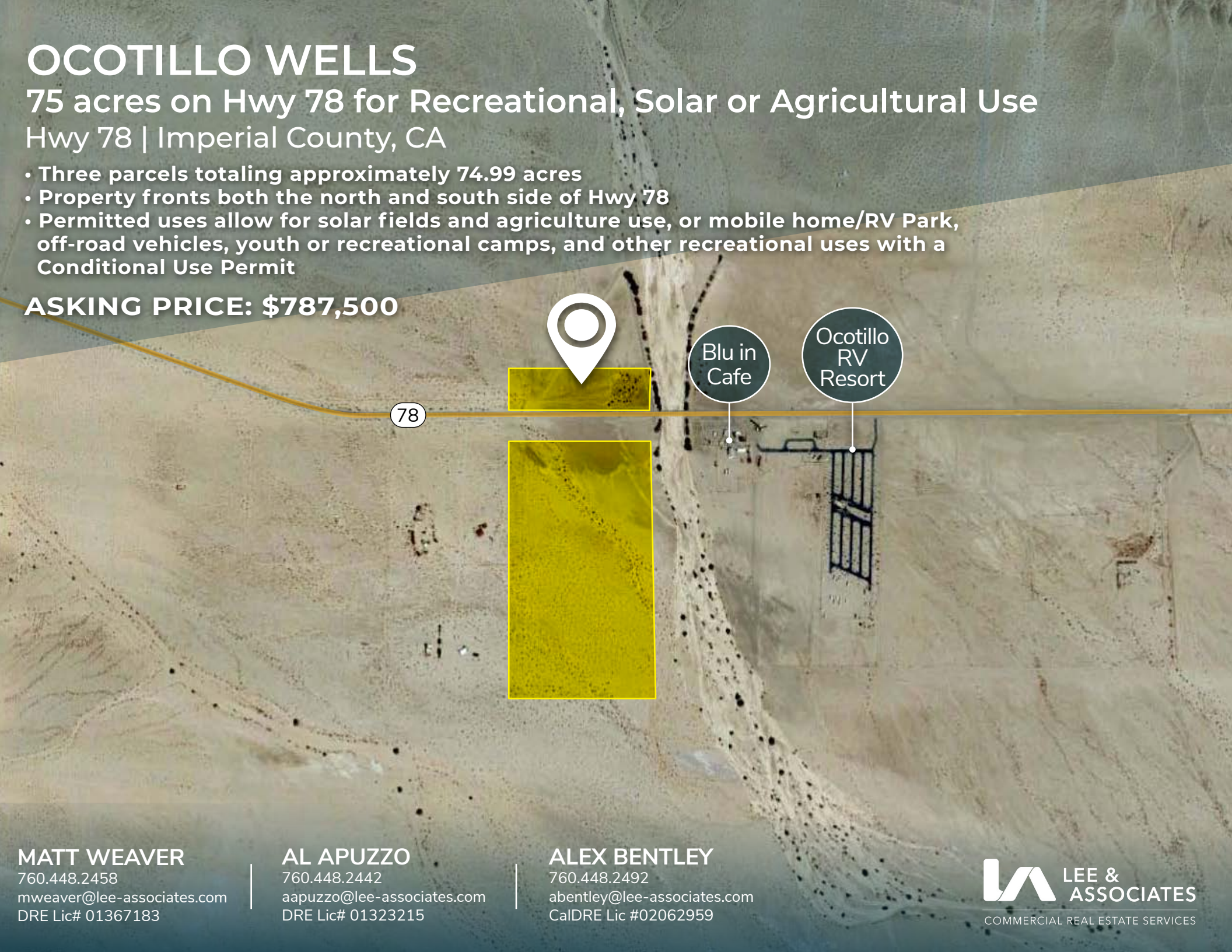
OCOTILLO WELLS

75 acres on Hwy 78 for Recreational, Solar or Agricultural Use

Hwy 78 | Imperial County, CA

- Three parcels totaling approximately 74.99 acres
- Property fronts both the north and south side of Hwy 78
- Permitted uses allow for solar fields and agriculture use, or mobile home/RV Park, off-road vehicles, youth or recreational camps, and other recreational uses with a Conditional Use Permit

ASKING PRICE: \$787,500



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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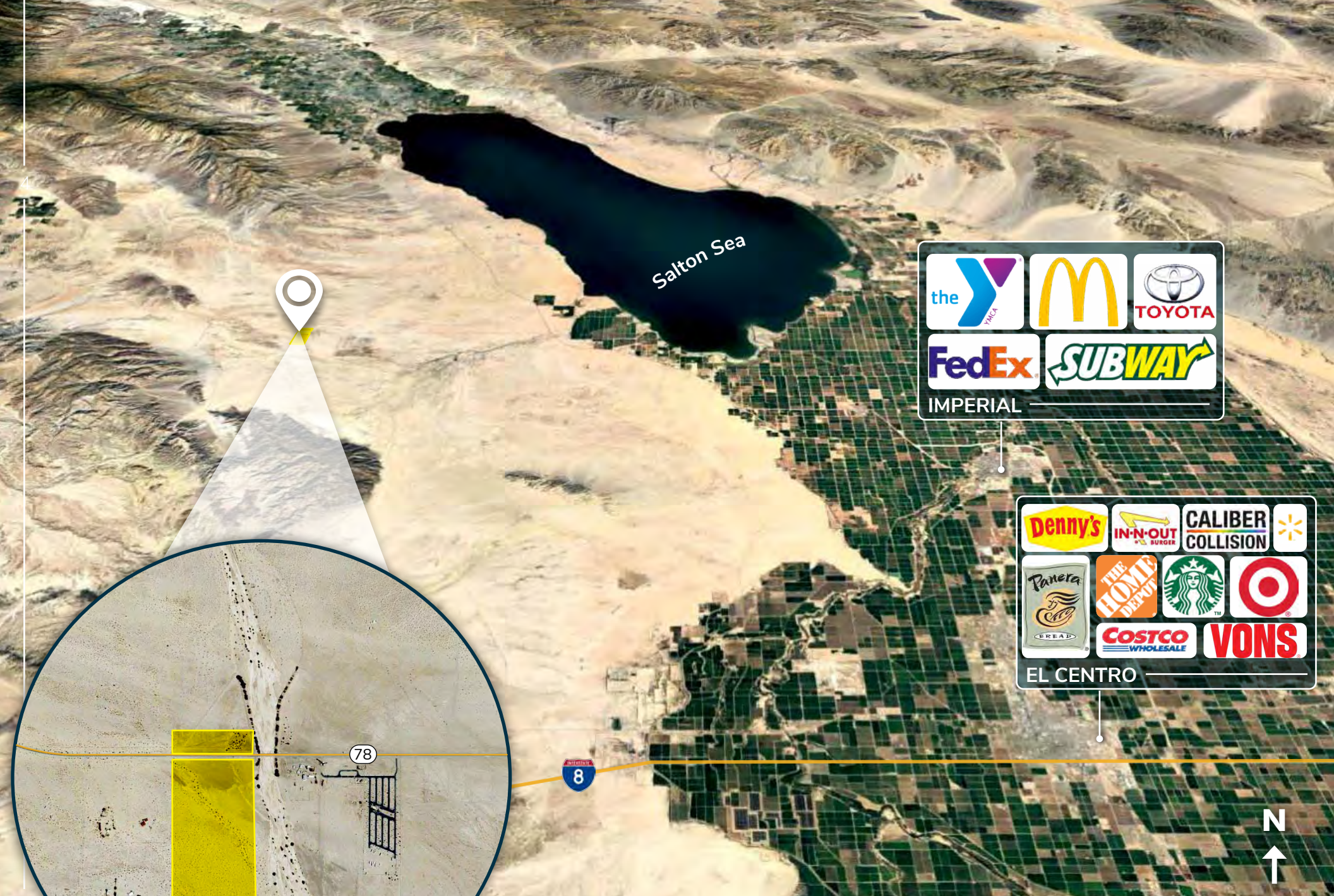
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Salton Sea

IMPERIAL

- the Y YMCA
- McDonald's
- TOYOTA
- FedEx
- SUBWAY

EL CENTRO

- Denny's
- IN-N-OUT BURGER
- CALIBER COLLISION
- Panera BREAD
- THE HOME DEPOT
- Starbucks
- Target
- COSTCO WHOLESALE
- VONS



aerial



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Salton Sea

US/MEXICO BORDER

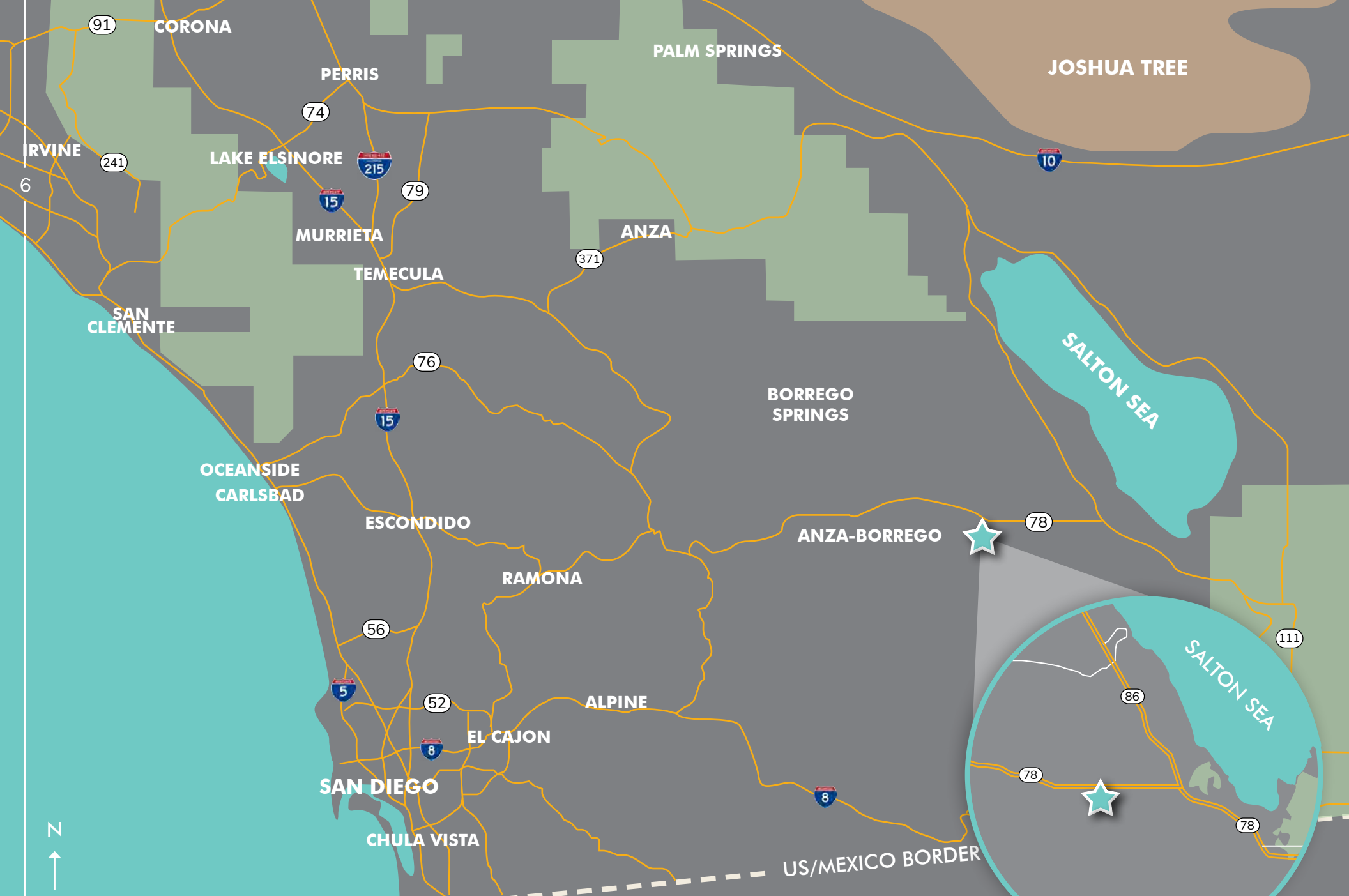
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aerial



location map

property information

location & property profile:

The subject property offers excellent frontage on both the north and south side of Highway 78 in Imperial County. It is adjacent to the Blu-In Park & Restaurant and may be used for recreational activities, vehicle rentals & storage, RV Park with a CUP, and more.

jurisdiction:

Imperial County

APNs & acreage:

- 018-230-041 40 acres
- 018-230-068 23.62 acres
- 018-230-069 11.37 acres
- o TOTAL 74.99 acres

zoning:

Open Space/Preservation (S-2)

[Click here to view Zoning](#)

general plan:

Recreation/Open Space

[Click here to view Land Use](#)

minimum lot size:

Minimum lot size of the S-2 zone is 20 acres. Minimum lot area per dwelling unit shall be 1.0 acre.

max height:

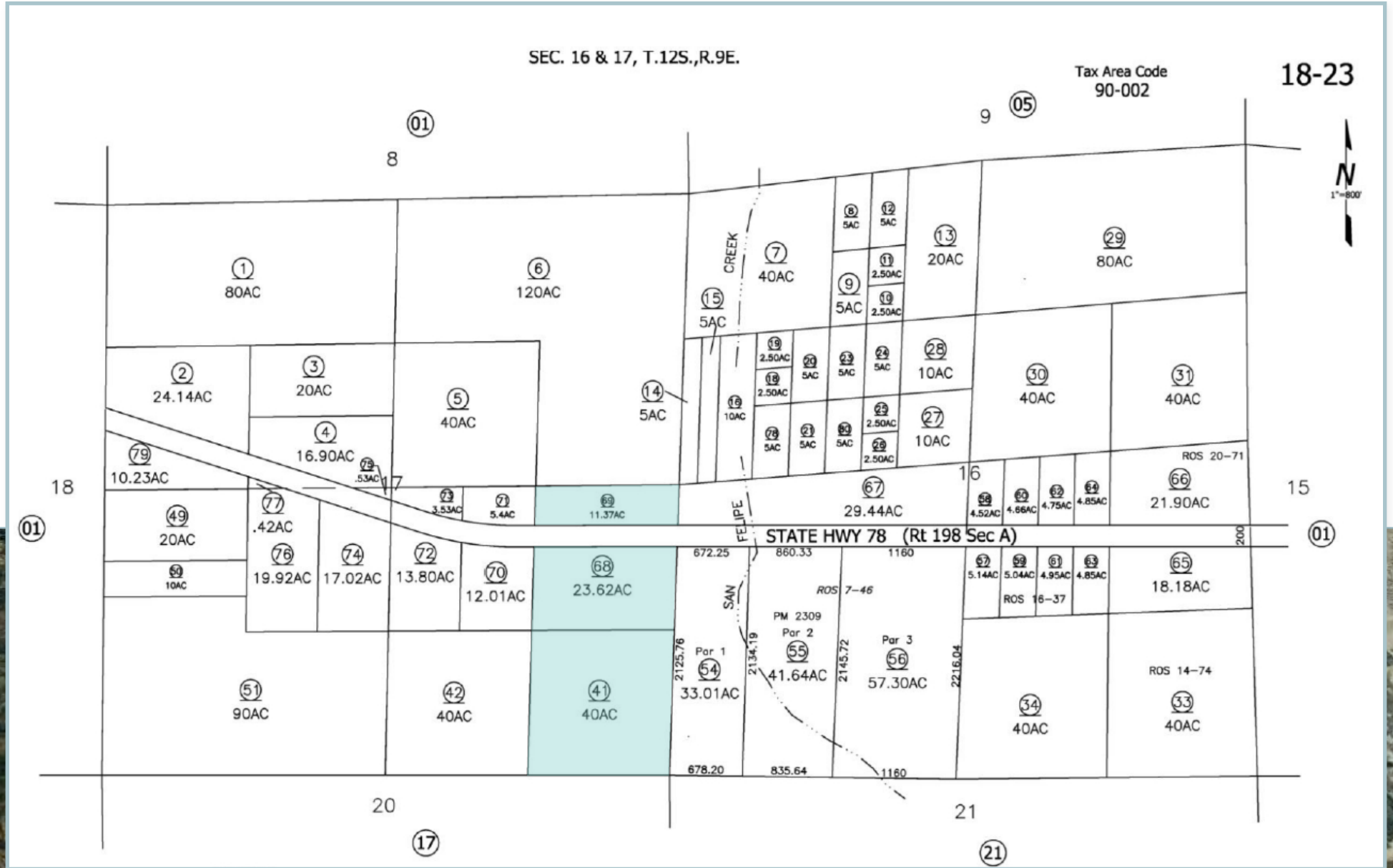
40' or 100' for Communication Towers

asking price:

\$787,500

plat map

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for more information, please contact:

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