

# 15.93 ACRES RESIDENTIAL LAND

BLYTHE, CA - RIVERSIDE COUNTY



**INTAKE BLVD/ N OF HOBSON WAY, BLYTHE, CA**

## FEATURES

- Nearly 16 acres of residential land in Blythe, CA
- Easy access to I-10 Freeway and Highway 95 (Intake Blvd)
- First exit in California coming from Arizona
- Close proximity to Colorado River, with a wide variety of outdoor and recreational activities available
- Adjacent to Empire Cat equipment facility

**PRICE: \$511,309 (\$32,097 / AC)**

## PALO VERDE VALLEY



**VICINITY MAP**



**MARK MCMANIS**

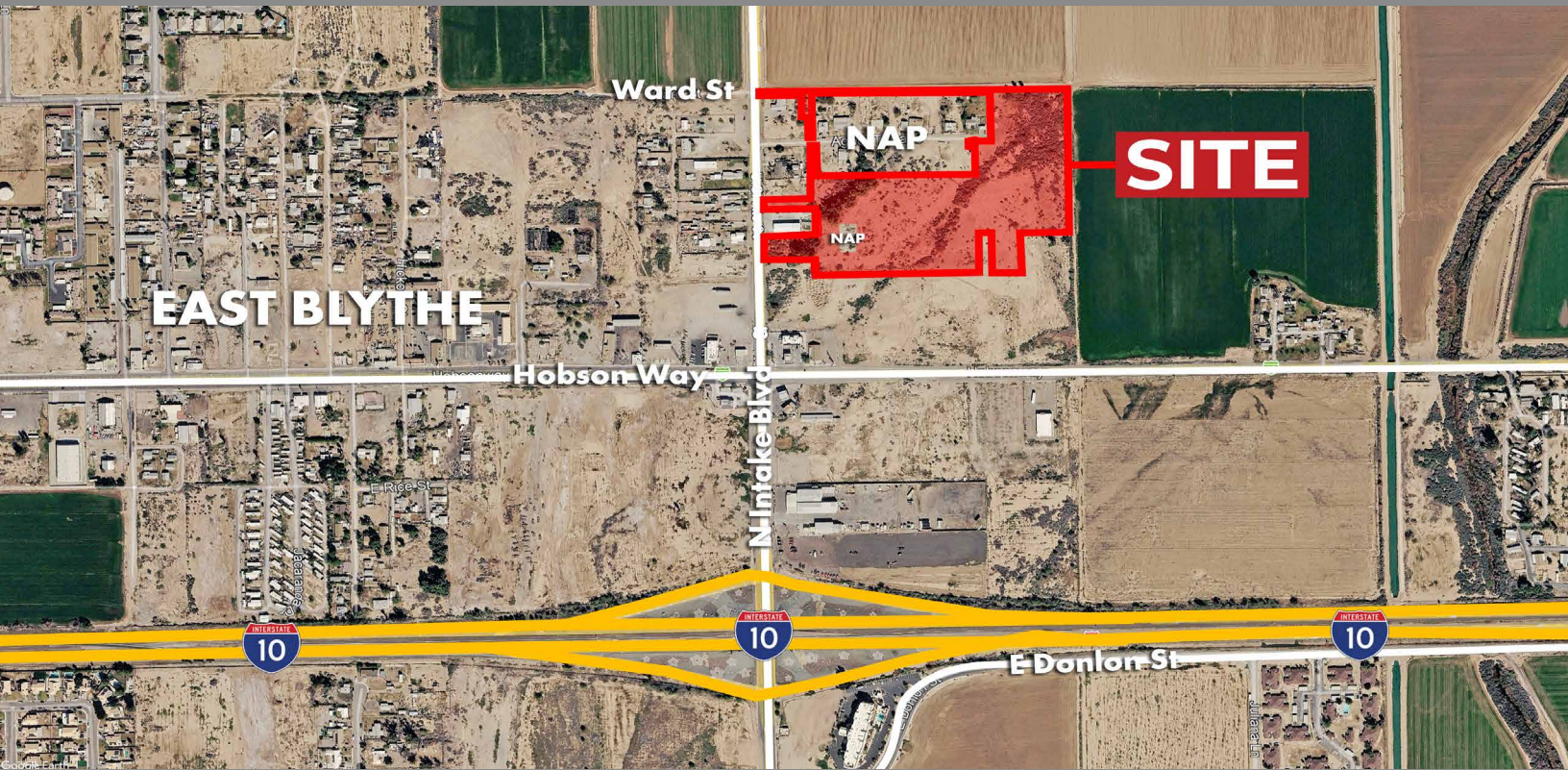
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## AERIAL & SITE AMENITIES

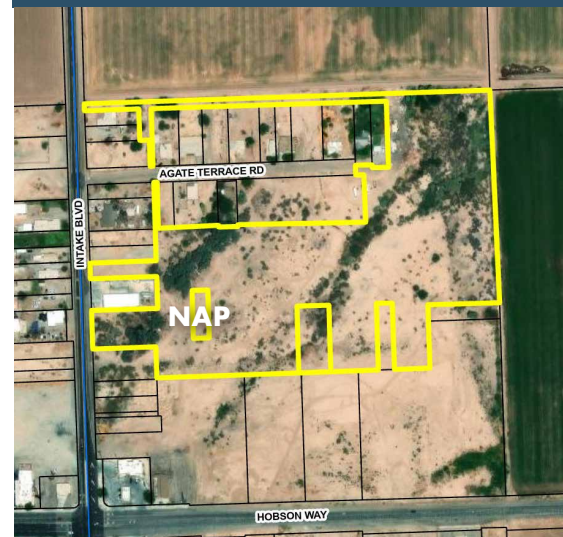


**Directions:** From I-10, take exit for Intake Blvd / Highway 95 north. Travel approximately 1/4 mile and property will be on the right (east). Property abuts the Empire Cat facility at 190 S Intake Blvd.

## SITE AMENITIES

- **Location:** Property is located at the south side of Seeley Ave and west side of Lovekin Blvd, Blythe, CA
- **APN:** 857-190-031 (0.48 AC); 038 (15.45 AC)
- **Parcel Size (According to County Assessor's Information):** 15.93 Acres
- **Zoning:** R-M (Medium Density Residential)
- **General Plan:** Medium Density Residential
- **Utilities:**  
Electrical: Southern California Edison (SCE) - Buyer to verify  
Sewer: City of Blythe - Buyer to verify  
Water: City of Blythe - Buyer to verify
- **Terms:** Cash
- **Comments:** Within the city limits of Blythe. Easy access to I-10 and Hwy 78. Just minutes away to the Colorado River recreation area where you can enjoy boating, swimming, and a plethora of other outdoor activities.

## ZOOMED IN AERIAL



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.