COMMERCIAL LAND OPPORTUNITY

BLYTHE, CALIFORNIA | I-10 CORRIDOR

Positioned for traveler-serving, service, institutional and professional uses in a strategic California gateway market.

HIGHWAY-ORIENTED | HOTEL SYNERGY | FLEXIBLE CONCEPTS | CALL FOR DETAILS

I-10 TRAVELERS

A natural stop market for people moving between Arizona and California.

ADJACENT HOTEL

Potential customer and referral synergy with the neighboring Hampton.

DIVERSE DEMAND

Local residents, hotel guests, crews, professionals and public-sector users.

IDEAL FOR MULTIPLE COMMERCIAL CONCEPTS

R Road-Trip Service Center

Upscale convenience, premium restrooms, coffee, packaged goods, lockers and traveler amenities.

T Travel Wellness / Recovery

Stretch, massage, recovery rooms, quiet lounge, charging and travel essentials.

P Pet Travel Center

Daycare, boarding, grooming, pet supplies, relief area and traveler-focused pet services.

W Workspace / Day Offices

Private offices, video rooms, small meetings, printing, charging and fast Wi-Fi.

U Urgent Care / Occupational

Convenient access for residents, hotel guests, travelers, construction and field crews.

G Government / Institutional BTS

Potential build-to-suit opportunity for public-sector or institutional tenancy.

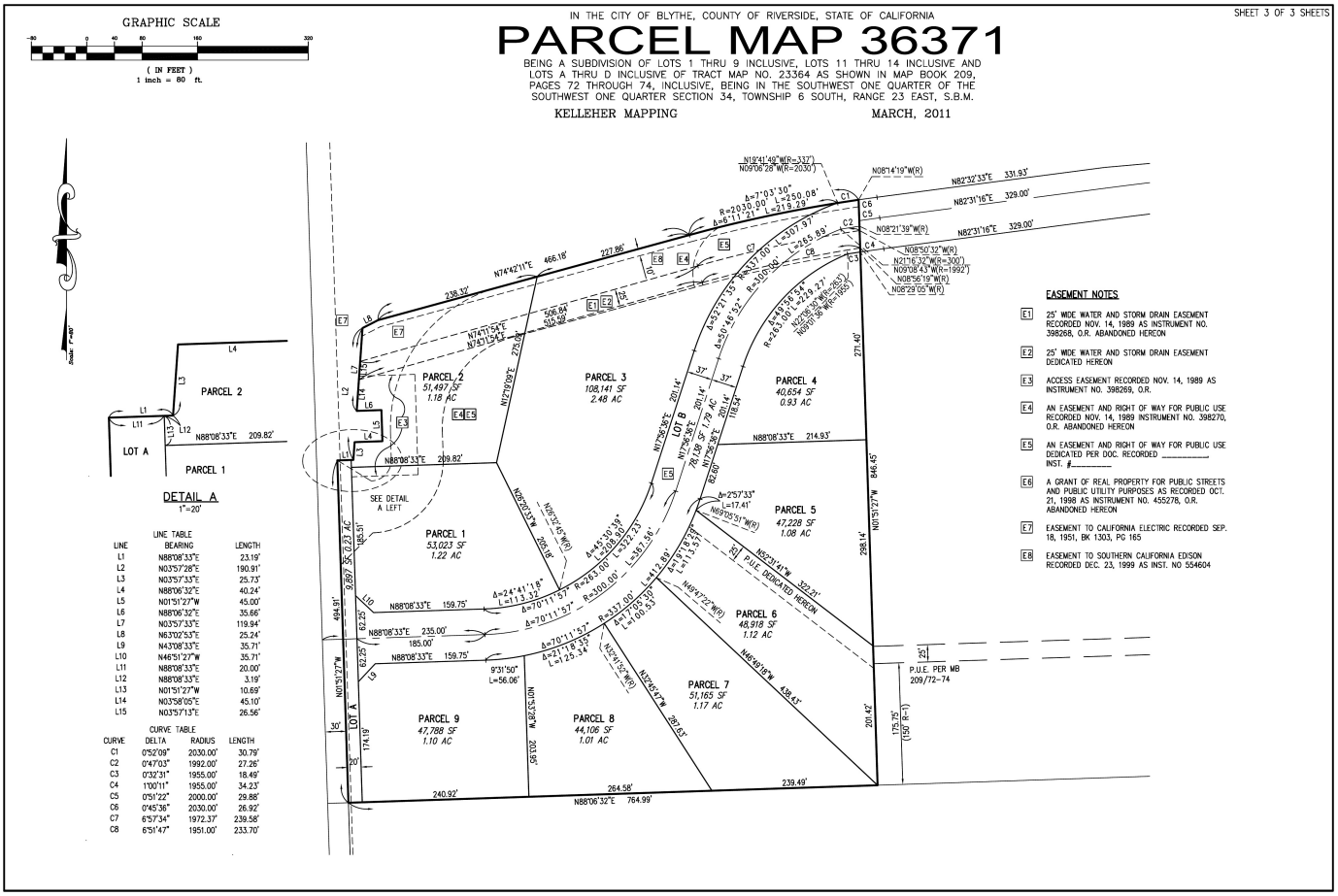
A DISTINCTIVE BLYTHE COMMERCIAL SITE

Pricing, parcel selection, zoning verification and development terms available through the listing contact.

BLYTHE, CA

SITE MAP & POSITIONING

Recorded parcel map shown for orientation. Confirm exact parcel boundaries and legal description before marketing.



WHY THIS SITE CAN STAND OUT

- **Traveler-oriented location**
  Concepts can serve I-10 traffic while also drawing from Blythe residents and nearby hotel guests.
- **Multiple use profiles**
  Potential concepts range from professional and medical services to pet, wellness, workspace and institutional uses.
- **Low-water options available**
  Several concepts identified for the site can operate with modest water needs compared with traditional food uses.

MARKETING POSITION

Market the land as a flexible commercial opportunity rather than locking it into a single use. The strongest story is access to highway travelers + local demand + hotel adjacency, with several differentiated concepts that do not rely on heavy water use.

Conceptual marketing material only. Buyer to independently verify zoning, utilities, access, easements, parcel dimensions, permitted uses and all development requirements.