



Graesser Road

Subject Site

**PROPOSED AIR CARGO FACILITY**

Norrish Road

OFFERING MEMORANDUM  
VACANT LAND  
HOLTVILLE, CA 92250

Exclusively Marketed By:  
**Paul Z. Matysek, CCIM**  
310.405.0902  
paul@matysekinvestment.com  
Broker License # 01757671

**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS

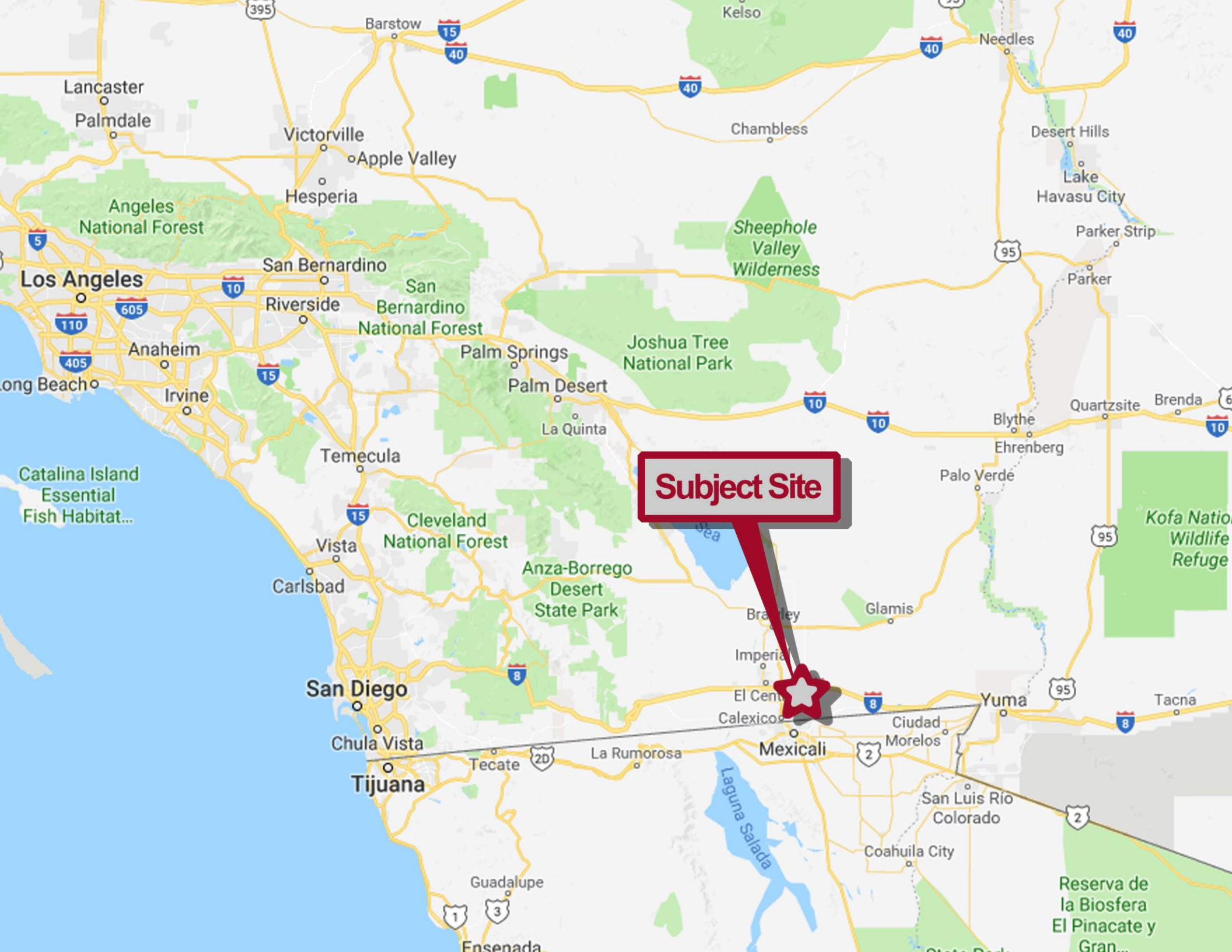
## INVESTMENT SUMMARY

Property Address	Holtville, CA 92250
Property Type	Vacant Land
Price	\$979,000
Price/Acre	\$4,895
Land Size	200 Acres
APN	050-080-037

## INVESTMENT HIGHLIGHTS

- Large Trade Area: 1.8 million residents in Holtville/Mexicali
- Holtville is the next hub for shipping, warehousing and production
- The city has new retail, industrial and residential development
- Holtville Airport is expected to expand to an air cargo facility





**Subject Site**



**City of Holtville**

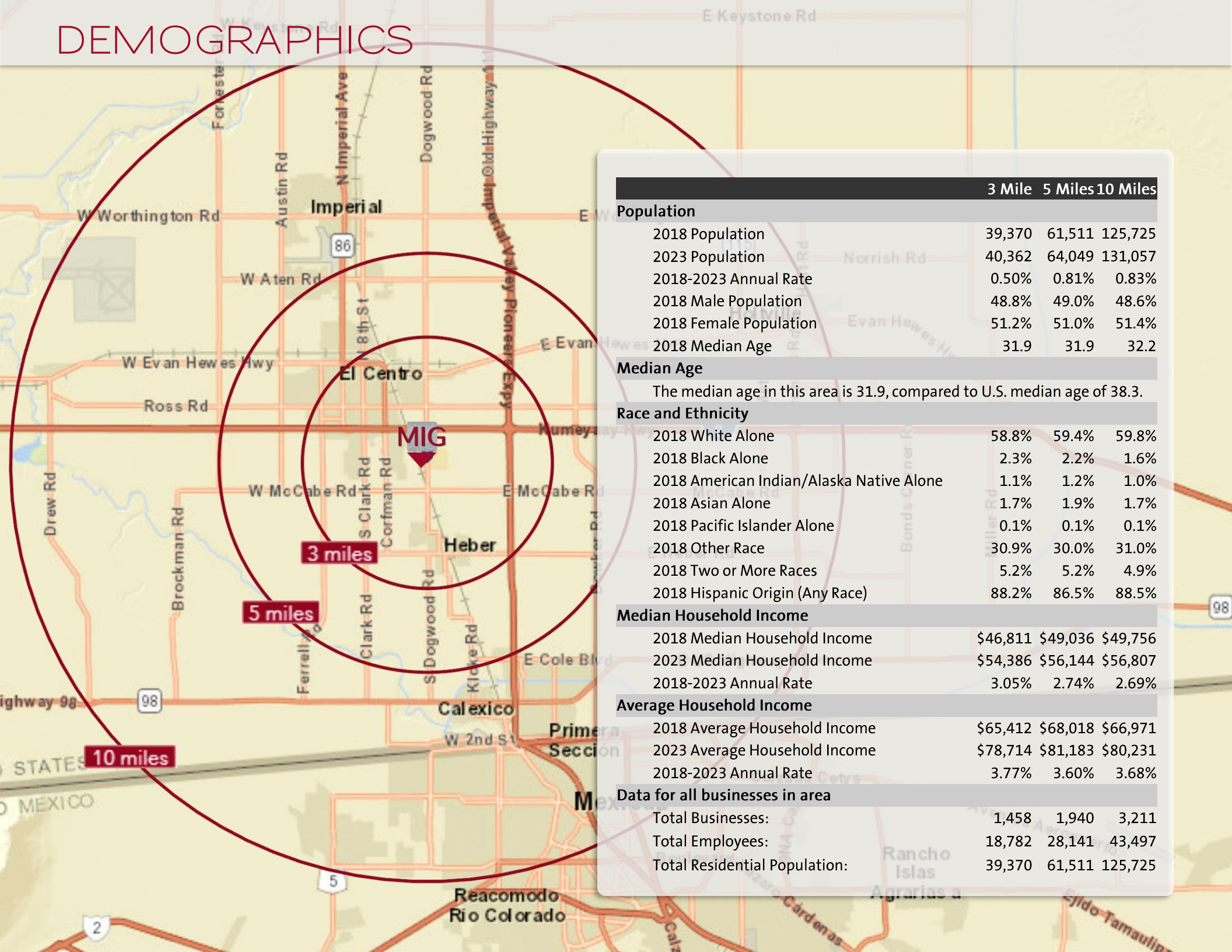


PROPOSED AIR CARGO FACILITY

**Subject Site**



# DEMOGRAPHICS



**3 Mile 5 Miles 10 Miles**

**Population**

2018 Population	39,370	61,511	125,725
2023 Population	40,362	64,049	131,057
2018-2023 Annual Rate	0.50%	0.81%	0.83%
2018 Male Population	48.8%	49.0%	48.6%
2018 Female Population	51.2%	51.0%	51.4%
2018 Median Age	31.9	31.9	32.2

**Median Age**

The median age in this area is 31.9, compared to U.S. median age of 38.3.

**Race and Ethnicity**

2018 White Alone	58.8%	59.4%	59.8%
2018 Black Alone	2.3%	2.2%	1.6%
2018 American Indian/Alaska Native Alone	1.1%	1.2%	1.0%
2018 Asian Alone	1.7%	1.9%	1.7%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	30.9%	30.0%	31.0%
2018 Two or More Races	5.2%	5.2%	4.9%
2018 Hispanic Origin (Any Race)	88.2%	86.5%	88.5%

**Median Household Income**

2018 Median Household Income	\$46,811	\$49,036	\$49,756
2023 Median Household Income	\$54,386	\$56,144	\$56,807
2018-2023 Annual Rate	3.05%	2.74%	2.69%

**Average Household Income**

2018 Average Household Income	\$65,412	\$68,018	\$66,971
2023 Average Household Income	\$78,714	\$81,183	\$80,231
2018-2023 Annual Rate	3.77%	3.60%	3.68%

**Data for all businesses in area**

Total Businesses:	1,458	1,940	3,211
Total Employees:	18,782	28,141	43,497
Total Residential Population:	39,370	61,511	125,725

# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

Exclusively Marketed By: **Paul Z. Matysek, CCIM**  
310.405.0902  
paul@matysekinvestment.com  
License # 01757671

**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS

**Subject Site**

**PROPOSED AIR CARGO FACILITY**

