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**IN OPPORTUNITY ZONE:**

<https://www.irs.gov/credits-deductions/opportunity-zones-frequently-asked-questions#general>

**±145 ACRE NEW MIXED-USE DEVELOPMENT**

**±456,000 SF OF SHOPPING, ENTERTAINMENT AND DINING**

**EB-5 POTENTIAL INVESTMENT OPPORTUNITY**

**AVAILABLE:**

- Big Box from 30,000 SF - 100,000 SF or higher
- Jr Anchor from 10,000 SF - 30,000 SF
- Shop Spaces from 1,000 SF - 5,000 SF
- Drive-Through, Retail and Restaurant Outpad Opportunities

**JASPER CROSSING**

SEC HWY 111 & JASPER ROAD  
CALEXICO, CA



**FOR SALE OR GROUND LEASE & BUILD-TO-SUIT OPPORTUNITIES**

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3.3 MILES

West Port of Entry

9.2 MILES

East Port of Entry

# JASPER CROSSING

SEC HWY 111 & JASPER ROAD  
CALEXICO, CA

MIXED-USE  
DEVELOPMENT

RETAIL

LIGHT  
INDUSTRIAL  
MULTI-  
FAMILY  
RESIDENTIAL

OFFICE  
(MEDICAL)

## THE HIGHEST VOLUME VEHICULAR CORRIDOR IN IMPERIAL COUNTY

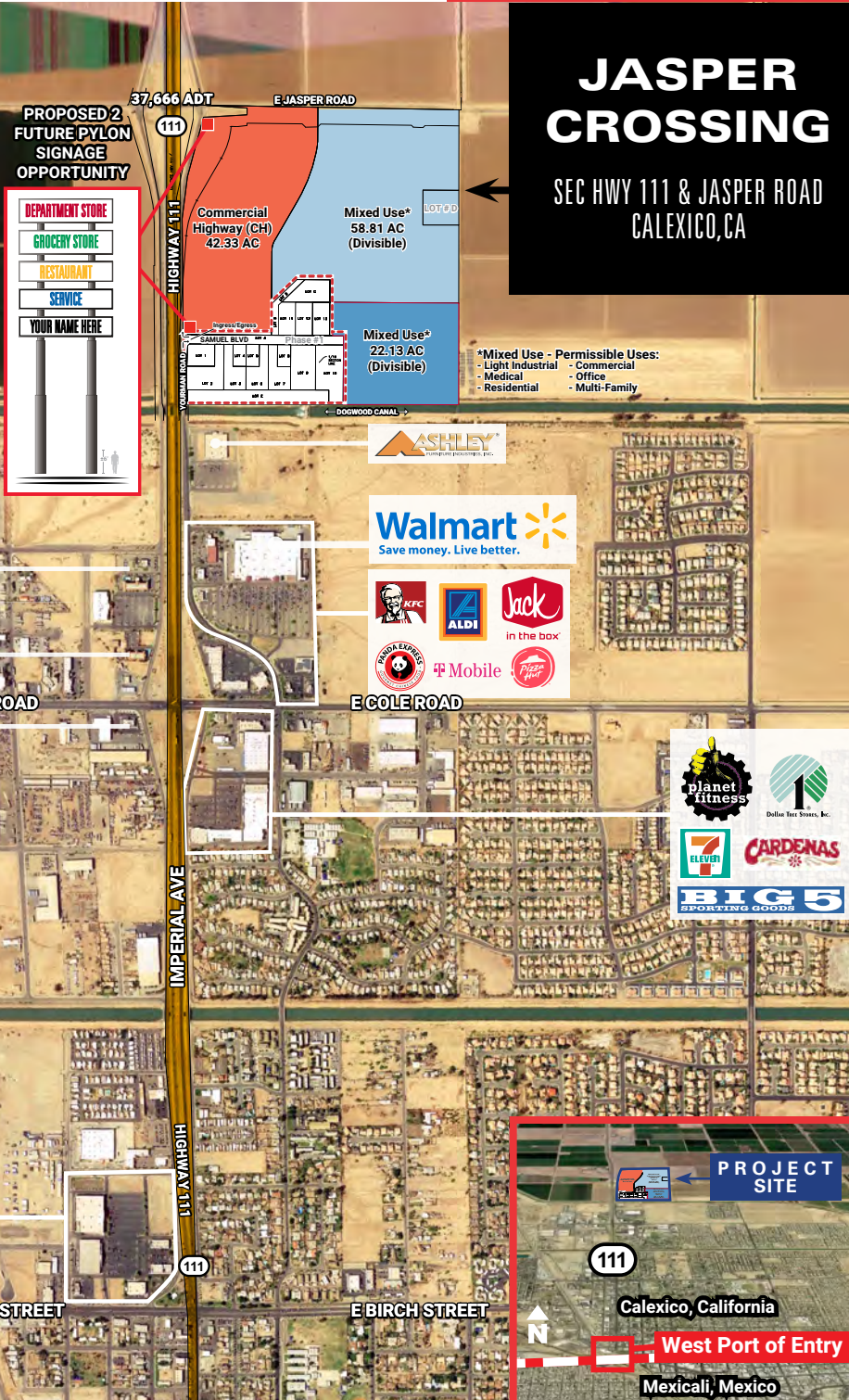
## LOCATION

- Immediately North from a Walmart Supercenter
- Close proximity to 2 (Two) major ports of entry from Mexicali, Mexico into the United States
- Located along Hwy 111 - a major retail corridor in Calexico

## OPPORTUNITY ZONE

### OPPORTUNITY ZONE INCENTIVES - REAL ESTATE INVESTMENT & DEVELOPMENT OPPORTUNITY

The Investment in **Opportunity Act in 2017** amended the Internal Revenue Service code to authorize the designation of opportunity zones in qualified communities and to provide tax incentives for investments in the zones including deferring the recognition of capital gains that are reinvested in the zones. **Opportunity Zones** are designated to spur economic development by providing tax benefits to investors, with accretive advantages coming for longer hold periods.



# AREA OVERVIEW

## FACTS

- Approximately 48.6% Population growth since 2000
- Approximately 4,800,000+ Annual pedestrian crossings at port of entry in 2017
- #3 Busiest land port of entry in California
- Approximately 4 Million vehicle crossings carrying approximately 7 million passengers annually
- Mexicali, Baja California, Mexico - Population is in excess of 1.1 million people

## Calexico Demographics

POPULATION		
	3 Miles	42,629
5 Miles	50,541	

HOUSEHOLDS		
	3 Miles	11,435
5 Miles	13,592	

MEDIAN AGE		
	3 Miles	32.3
5 Miles	31.9	

5 YR. POP. GROWTH		
	3 Miles	2.7%
5 Miles	2.8%	

## Mexicali Demographics

Population  
**1,080,000**

Households  
**299,266**



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