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Updated June 2020

Central Union High School District (CUHSD); Third High School Property Information

Details of the purchase:

- Effective date June 10, 2008: Agreement to purchase 59.03 acres of real property located on the southwest corner of McCabe Road and Pitzer Road, El Centro, CA from the Abatti Family Trust.
- Purchase price: \$2,803,925 based on Buyer's appraiser dated August 24, 2007.
- The property is used by the Southwest High School Ag Department for educational purposes.
- The District maintains all required documentation with the California Department of Education regarding surplus property.

This property was purchased to build a third comprehensive high school to serve the proposed growth in the City of El Centro and the City of Heber that was submitted to planning departments in 2007 and 2008. Beginning with the "Great Recession" that effected Imperial Valley in 2008-2012, the developers pulled back their proposals and did not develop the communities. Subsequently, new housing growth has slowed significantly in the CUHSD boundaries.

Details of the subsequent agreements

- Original License Agreement was made on January 28, 2010. The term was for a five and one-half years (5 ½) period commencing on January 1, 2010 and ending on July 1, 2015. The lease payment was based on a net 53.13 of farmable acres at \$175 per acre. Total annual revenue was \$9,297.76.
- The first amendment dated 1/13/2015 to the original license agreement extended the term of the license from July 1, 2015 to January 1, 2019. The first amendment expired on January 1, 2019. The first amendment to the agreement increased the rate per acre from \$175/acre to \$225/per acre on the net 53.13 acres of farmable land. Total annual rental amount is \$11,954.25.
- A next license agreement will be at \$300 per acre per year for three years from 2020-2023 with the option to renew for 3 more years at \$325 per acre per year.
- The District does not pay property taxes on the land.
- The District does not have a property manager for this property.

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