

# 79.45 AC Date Ranch, Mecca



## NORTH AVENUE 71 & EAST GRANT STREET, MECCA

### FEATURES

- Warm farmground
- Priced to sell!
- Approximately 26 acres dates
- Approximately 50 acres open farmground

### PROPERTY PHOTO



**Asking Price: \$1,400,000 (\$17,621/AC)**

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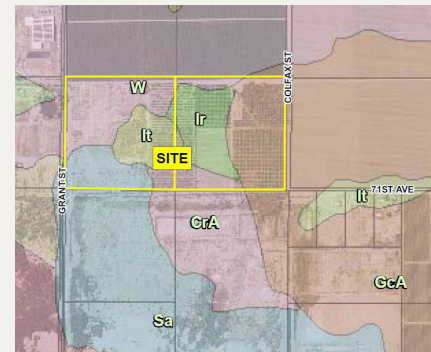


**Directions:** Take I-10 east to Expressway 86. Take Expressway 86 south for 12 miles to CA-195 (Avenue 66) and turn left. Travel 1 mile and turn right on Highway 111. Travel 3 miles and turn right on to Colfax. Travel approx. 3/4 mile to the site. The property is at the northwest corner of Colfax and Avenue 71.

## SITE AMENITIES

- **Location:** The property is located at the northwest corner of Colfax & Avenue 71.
- **APNs/Parcel Sizes:** 729-120-003 (40 acres), 004 (39.45 acres)
- **Zoning:** W-2 (Controlled Development); W-1 (Watercourse, Watershed & Conservation Areas)
- **General Plan:** AG (Agriculture), OS-W (Open Space, Water)
- **Soils:** CrA (Coachella fine sand, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), Ir (Indio fine sandy loam, wet), Sa (Salton fine sandy loam), GcA (Gilman fine sandy loam, wet, 0-2% slopes)
- **Irrigation Meters:** Meter #3669
- **Tiled:** Yes (partial)
- **Ag Preserve:** No
- **Reservoir:** No
- **Tree Count:** Medjools- 357+192 young trees (549 Total) Deglets- 220

## SOIL MAP



## WHAT IS AN OPPORTUNITY ZONE?

**Why is investing in an Opportunity Zone better than a 1031 Exchange?**

**Temporary Deferral:** Similar to a 1031 Exchange.

**Step-up in Basis:** After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

**Permanent Exclusion:** After 10 years the capital gains are permanently excluded from taxable income.

**For More Information Please Visit:**

[www.DesertPacificProperties.com/OpportunityZone](http://www.DesertPacificProperties.com/OpportunityZone)