

20 ACRES INDUSTRIAL LAND

WITH DATE TREES, THERMAL



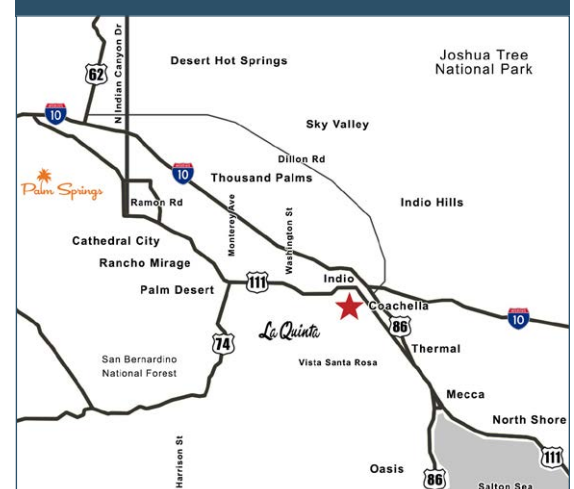
S AVENUE 54 / E OF HARRISON ST, THERMAL

FEATURES

- In the Opportunity Zone
- Great location near Jacqueline Cochran Regional Airport
- Easy access to I-10 freeway
- Close proximity to Rancho Coachella Business Center, home to Coca Cola, Ernie Ball Guitars, Fulton Distributing, Ocean Mist Packing, Anthony Vineyards & more!
- New interchange at Airport Blvd & Expressway 86
- New overpass at Airport Blvd & Highway 111
- All utilities in street
- Zoning allows for contractor storage yard
- Approx. 800 deglet noor date trees located on the property

PRICE: \$2,000,000 (\$2.29/SF)

COACHELLA VALLEY



VICINITY MAP



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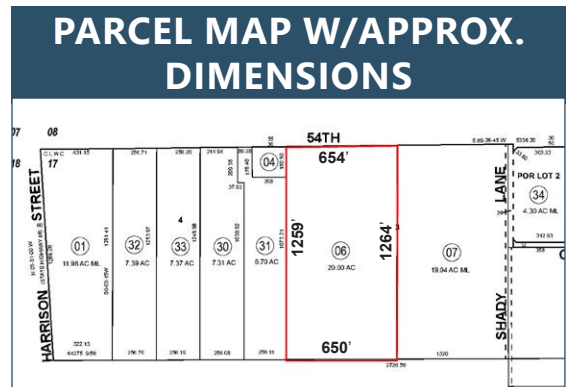
SITE AMENITIES



Directions: Take I-10 to Expressway 86 S. Take the exit for Avenue 50 and turn right (west) on Avenue 50. Travel 1 mile and turn left (south) on to Cesar Chavez St. Travel 2 miles to Avenue 54 and turn left (east). Travel 1/4 mile on Avenue 54 and property will be on the right (south) side of the street.

SITE AMENITIES

- **Location:** The property is located on the south side of Avenue 54, just east of Harrison Street in Thermal, CA.
- **APN:** 763-230-006
- **Parcel Size (According to County Assessor Information):** 20 AC
- **Zoning:** M-SC (Manufacturing, Service Commercial)
[Click Here for Zoning Description](#)
- **General Plan:** LI (Light Industrial)
- **Utilities:** Electric: In street
Domestic Water: 12" main line on Avenue 54 (City of Coachella)
Sewer: 12" main line on Avenue 54 (City of Coachella)
Irrigation Water: Yes; CVWD Meter #1508
- **Tile Drain Lines:** Yes; TD-388
- **Current Use:** Date farm
- **Opportunity Zone:** Yes
- **Flood Zone:** Yes; 500 Year
- **Soils:** It (Indio very fine sandy loam, wet); GfA (Gilman silt loam, wet, 0-2% slopes)



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

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.