

40.2 ACRES NEAR THE SALTON SEA

THERMAL, CA

PRICE
REDUCED



SALTON SEA

SITE

81st Ave 86

81st Ave

81ST AVE, THERMAL, CA

FEATURES

- 40.2 acres of flat land in an area of robust agricultural production
- Easy access to Expressway 86
- Located in the Opportunity Zone, which offers Federal Tax Incentives
- Adjacent to the Travertine Point Specific Plan
- Close to the Salton Sea, which is becoming well known for Lithium extraction
- Gorgeous views overlooking the Santa Rosa Mountains & Salton Sea
- The California government has committed hundred of millions of dollars to restoring the Salton Sea
- Ideal location for a ranch, solar farm, tree farm, fish farm, etc.

ASKING PRICE: \$590,000 (\$14,676/AC)

COACHELLA VALLEY



VICINITY MAP



01/08/24 SI



JUSTIN KALLMANN
DRE #02128106
jkallmann@dppllc.com
Cell: 760.851.4649



SUSAN HARVEY
DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



PAULA TURNER
DRE #00702492
paula@dppllc.com
Direct: 760.766.0511
Cell: 760.578.6564

DesertPacificProperties.com 760.360.8200

40.2 AC OF AGRICULTURAL LAND

AERIAL & SITE AMENITIES

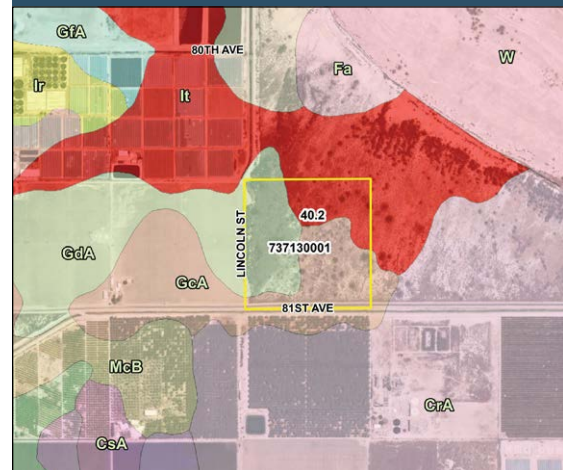


Directions: From Interstate 10 take the exit to SH-86 and turn left on 81st Ave. Travel 1/2 mile on 81st Ave and the property will be on the left.

SITE AMENITIES

- **Location:** The property is located at the North side of 81st Ave, just east of Highway 86 in the unincorporated area of Oasis, CA
- **Zoning:** W-2 (Controlled Development) (allows single family dwellings, agriculture, nurseries, greenhouses, grazing of animals) (With an approved CUP, can be used for solar, mining, mineral extraction, etc)
- **General Plan:** Tribal Land
- **Current Use:** Vacant Land
- **Parcel Size (According to County Assessor's Information):** 40.2 Acres
- **APN:** 737-130-001
- **Adjacent Uses:** Date farm & shoreline
- **Soil Type:** GcA, Gilman fine sandy loam, wet, with 0-2% slopes
- **Topo:** Flat
- **Terms:** Cash
- **Comments:** Great opportunity to acquire property which offers spectacular views. Build your ranch and enjoy the tranquility Oasis has to offer

SOILS MAP



PROPERTY VIDEO

Scan or click the QR code to view a video of the property.



760.360.8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

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.