

79.82 ACRES ORGANIC DATE RANCH

THERMAL 80 RANCH, COACHELLA VALLEY



FEATURES

- Approx. 2,402 organic date trees located on the property
- 1/4 mile from Jacqueline Cochran Regional Airport
- Just off Expressway 86 and Highway 111 (Grapefruit Blvd)
- Close proximity to Desert International Horse Park and The Thermal Club, a premier private motorsports facility
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$1,995,500 (\$25,000/AC)

PROPERTY PHOTO



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AERIAL & SITE AMENITIES
THERMAL 80 RANCH, THERMAL



SITE AMENITIES

- **Location:** The property is located east of Polk Street on the north side of Avenue 58 in Thermal, CA
- **APN:** 757-090-004 (77.4 AC); 011 (2.42 AC)
- **Parcel Size (According to County Assessor's Information):** 79.82 acres
- **Zoning:** [MU \(Mixed Use\)](#)
- **General Plan:** Mixed Use Area
- **Utilities:** Water: 24" line in Polk St
Sewer: 15" line in Avenue 57
Irrigation Water: Yes, Meter #4693, 4694
- **Tile Drain Lines:** Yes, TD-117
- **Current Use:** Date Ranch
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), GfA (Gilman silt loam, wet, 0-2% slopes), CrA (Coachella fine sand, wet, 0-2% slopes), Ir (Indio fine sandy loam, wet)

PRODUCTION	
	Average Yield
2021	370,366
2022	294,919
2023	310,026

TREE COUNTS/AGE			
Type	Medjool	Deglet	Zahidi
Count	7	1,726	669
Age	21	30	22

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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