

# 76.88 ACRE DATE RANCH

PUG FARMS | COACHELLA VALLEY

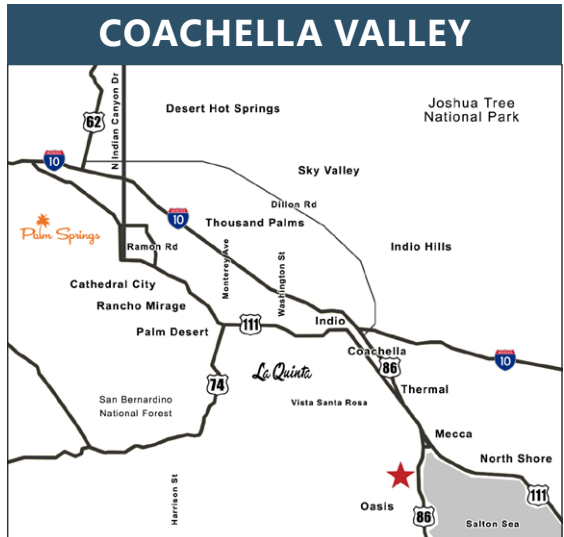


**HARRISON ST & AVE 76, OASIS, CA**

## FEATURES

- 76.88 acre date ranch with approximately 7 acres of younger medjool date trees
- Located in Oasis, a very desirable farming area in the Coachella Valley
- Affordable and abundant Coachella Valley Water District (CVWD) irrigation water with one of the lowest water rates in the state
- Partially In Opportunity Zone, providing potential tax incentives
- Zoned mixed use which allows for a variety of residential & commercial use
- Next to Oasis Medical facility and the new Oasis Community Park and one mile from Oasis Elementary School

**PRICE: \$1,460,720 (\$19,000/AC)**



**VICINITY MAP**

**DESERT PACIFIC  
PROPERTIES**

11/7/25 JC



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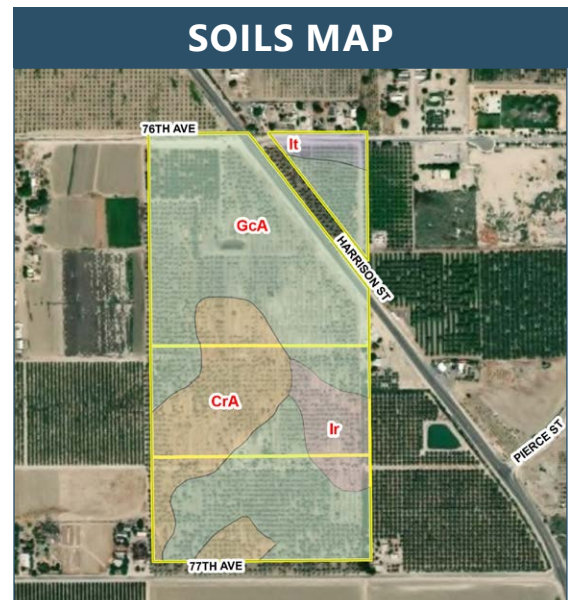
# 76.88 ACRE DATE RANCH

## AERIAL & SITE AMENITIES



## SITE AMENITIES

- **Location:** Property is located at Harrison St & Ave 76-Ave 77, Oasis, CA
- **APN:** 755-161-008 (32.02 AC), 009 (20 AC), 010 (19.2 AC), 755-162-001 (5.66 AC)
- **Size (According to County Assessor's Information):** 76.88 Acres
- **Zoning:** [Click here to view MU \(Mixed Use\)](#)
- **General Plan:** [Click here to view MUA \(Mixed Use Area\)](#)
- **Utilities:**  
Irrigation Meter: #1774 & #1374  
Tile Drain: TD-20; TD-62; TD-271; TD-324  
Electric: In Street (Buyer to verify capacity)  
Domestic Water: 30" main line on Harrison St  
Sewer: No sewer in the area
- **Opportunity Zone:** Easterly 5.66 Acres
- **AgPreserve:** Not In
- **Soils:** GcA (Gilman fine sandy, wet, 0-2% slopes ), CrA (Coachella fine sand, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), Ir (Indio fine sandy loam, wet)
- **Terms:** Cash
- **Comments:** Great opportunity for farmground in the path of growth & zoned for development. The majority of trees are tall but still producing. Great opportunity for future development.



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