

194.19 ACRES DATE RANCH

THERMAL, CA

OPPORTUNITY
ZONE

AIRPORT BLVD & PIERCE ST, THERMAL, CA

FEATURES

- Prime Coachella Valley Date Ranch
- In the Opportunity Zone
- In the sphere of influence of the City of Coachella, one of the fastest growing cities in Riverside County
- Near Thermal Motorsports Club, and Jacqueline Cochran Regional Airport
- Easy access to Expressway 86 and I-10
- Irrigated with Coachella Valley Water District, one of the lowest water rates in California
- Prime fertile soil along the warm Coachella slope

ASKING PRICE: \$11,651,400 (\$60,000/AC)

COACHELLA VALLEY



VICINITY MAP



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

194.19 ACRES DATE RANCH

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Zoning:** [Click here to view A-2-20 \(Heavy Agriculture\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **Utilities:**
- **Irrigation Water:** CVWD
- **Sewer:** No sewer in the area
- **Water:** Domestic water in Airport Blvd

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

Ranch	Acres	Parcel #	Year Planted	Trees	Counts
Camel Lot 3 SEC Airport Blvd. & Pierce St. Thermal, CA 92274	38.21	757-180-001	2008	Medjools - Producing	2,260
				Medjools - Young Trees	260
				Deglets - Producing	1,148
				Male Trees	63
				Total Trees	3,731
Camel Lot 4 NEC Airport Blvd. & Pierce St. Thermal, CA 92274	77.8	763-390-006	2015	Medjools - Producing	112
			2016	Medjools - Young Trees	1,316
			2010	Deglets - Producing	1,233
			2016	Deglets - Young Trees	2,340
				Barhi - Producing	25
				Barhi - Young Trees	19
				Male Trees	99
				Total Trees	5,144
Camel Lot 6 NWC Airport Blvd. & Pierce St. Thermal, CA 92274	26.98	763-370-024	2003	Medjools - Producing	370
				Barhi - Producing	25
				Barhi - Young Trees	27
	27.92	763-370-019		Medjools - Young Trees	752
	11.65	763-370-021		Deglets - Producing	2,460
	763-370-018		Deglets - Young Trees	675	
				Male Trees	79
				Total Trees	4,336
Total Acres	194.19				
				Total Male Trees	241
				Total # Trees	13,211

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.

194.19 ACRES DATE RANCH

AERIAL & SITE AMENITIES

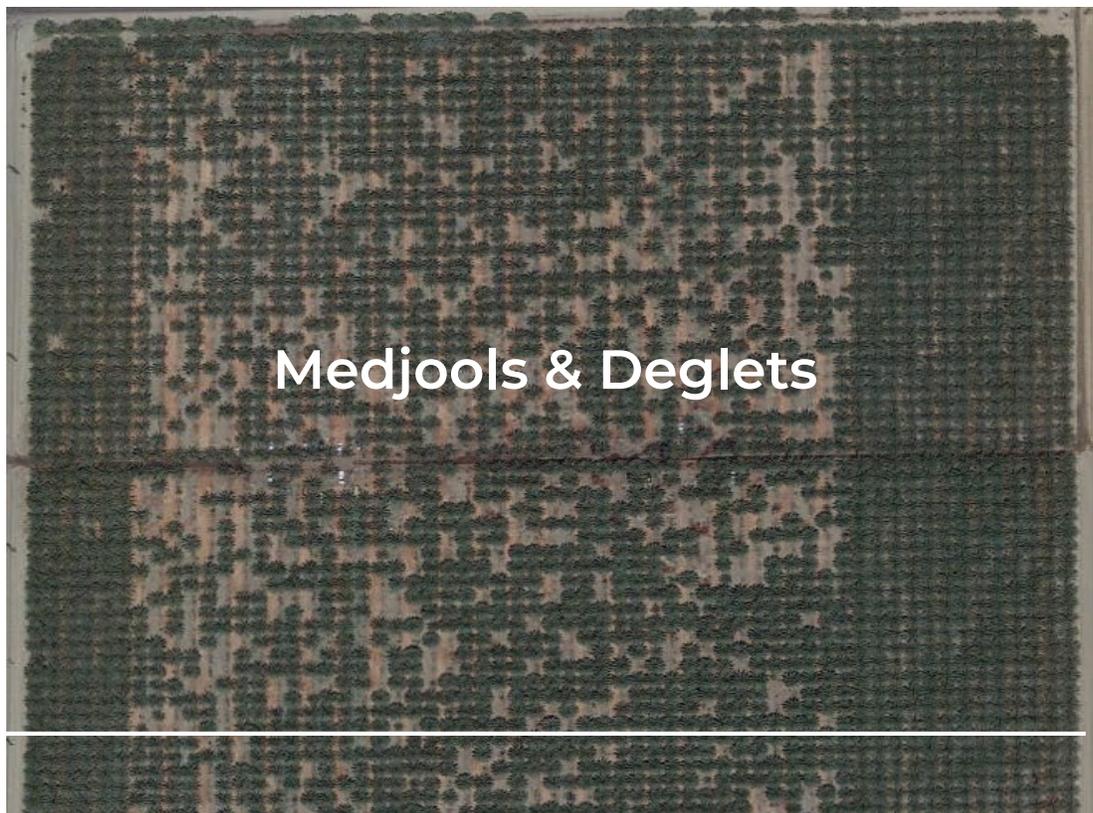
Camel Lot 3

NWC Airport Blvd. & Pierce St.
Thermal, CA 92274

Total trees: 3,731

Airport Blvd

Pierce St



Medjools & Deglets

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.

194.19 ACRES DATE RANCH

AERIAL & SITE AMENITIES

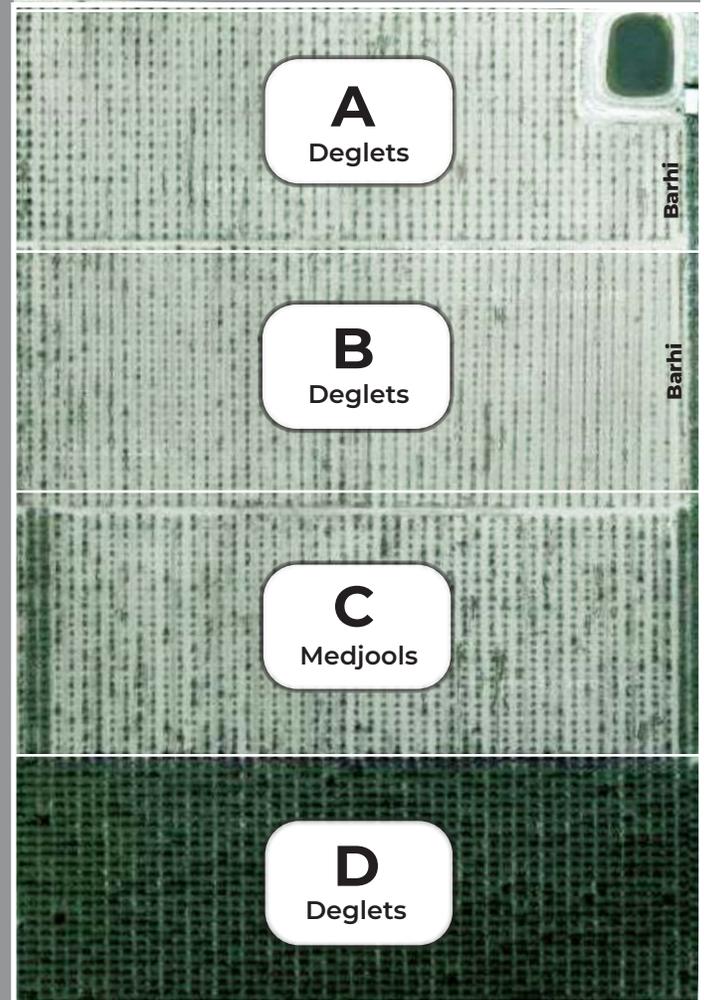
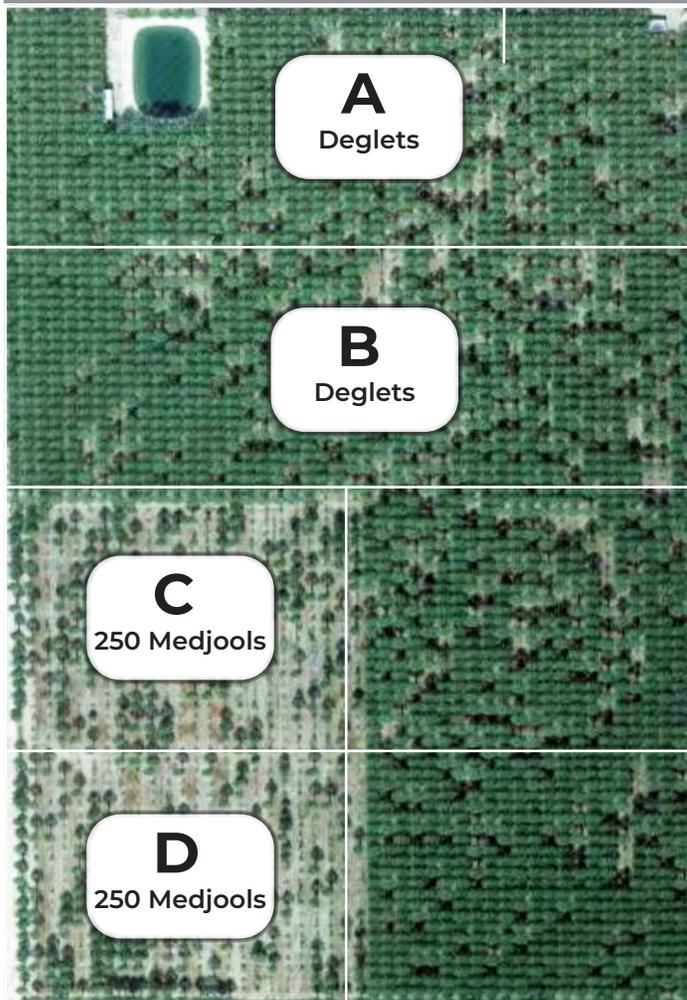
Camel Lot 6
NWC Airport Blvd. & Pierce St.
Thermal, CA 92274

Total trees: 4,336

Camel Lot 4
NEC Airport Blvd. & Pierce St.
Thermal, CA 92274

Total trees: 5,144

55th Ave



Airport Blvd

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.