

# 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



3/19/25 JC



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## 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](http://www.DesertPacificProperties.com/OpportunityZone)

Ranch	Acres	Parcel #	Year Planted	Trees	Counts
<b>Camel Lot 3</b> 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
				<b>Total Trees</b>	<b>3,731</b>
<b>Camel Lot 4</b> 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
				<b>Total Trees</b>	<b>5,144</b>
<b>Camel Lot 6</b> 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
	11.63	763-370-018		Deglets - Young Trees	675
				Male Trees	79
				<b>Total Trees</b>	<b>4,336</b>
<b>Total Acres</b>		<b>194.19</b>			
				<b>Total Male Trees</b>	<b>241</b>
				<b>Total # Trees</b>	<b>13,211</b>

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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.

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## AERIAL & SITE AMENITIES

### Camel Lot 3

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

Total trees: 3,731

Airport Blvd

Pierce St



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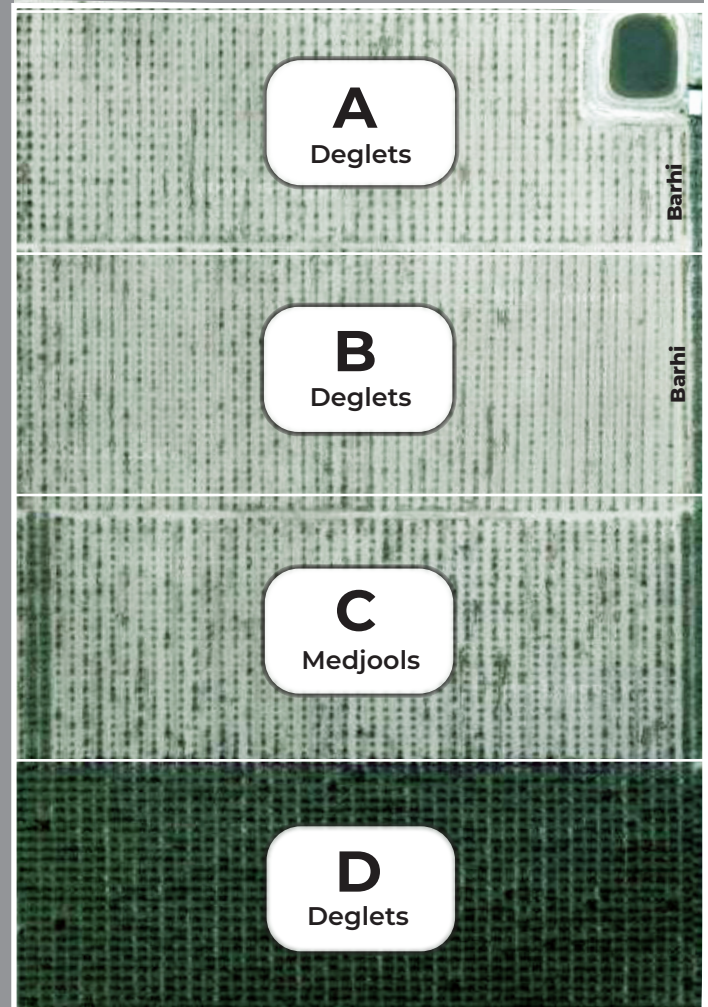
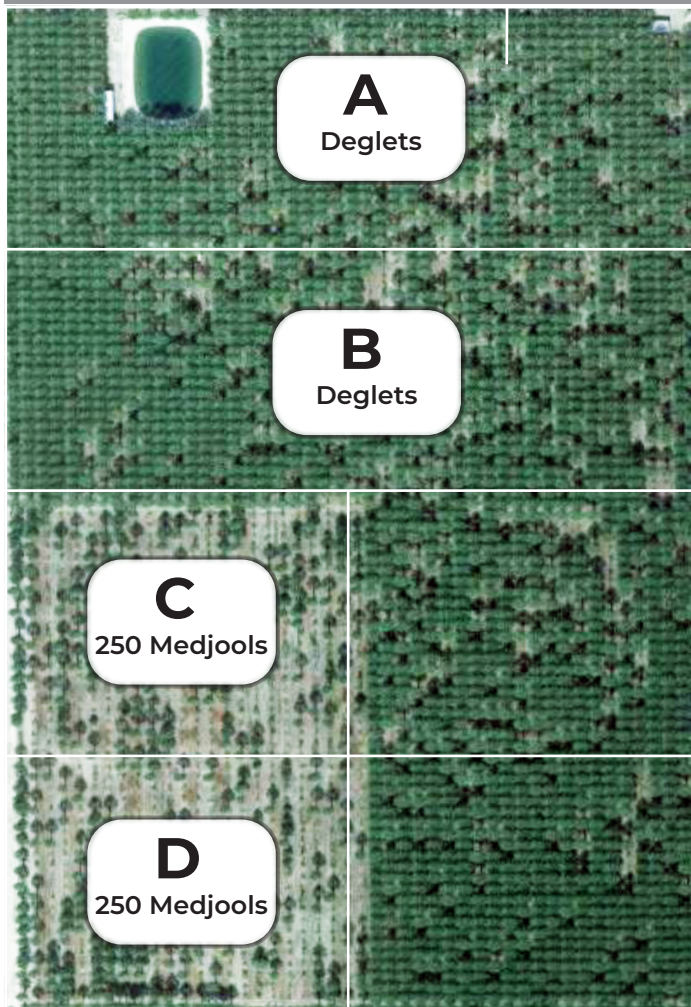
**Camel Lot 6**  
NWC Airport Blvd. & Pierce St.  
Thermal, CA 92274

**Total trees: 4,336**

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

**Total trees: 5,144**

55th Ave



Airport Blvd

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