194.19 ACRES DATE RANCH

THERMAL, CA



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)





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COACHELLA VALLEY

VICINITY MAP



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AERIAL & SITE AMENITIES





SITE AMENITIES

Zoning: A-2-20 (Heavy Agriculture)

General Plan: Agriculture

Utilities:

Irrigation Water: CVWD Sewer: No sewer in the area

Water: Domestic water in Airport Blvd

Terms: Cash

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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

Permanent Exclusion: After 10 years the capital gains are permanently excluded from

For More Information Please Visit:

ww.DesertPacificProperties.com/OpportunityZone

Ranch	Acres	Parcel #	Year Planted	Trees	Counts		
Camel Lot 3	38.21	757-180-001	2008	Medjools - Producing	2,260		
SEC Airport Blvd.				Medjools - Young Trees	260		
& Pierce St.				Deglets - Producing	1,148		
Thermal, CA 92274				Male Trees	63		
Total Trees							
	77.8	763-390-006	2015	Medjools - Producing	112		
Camel Lot 4			2016	Medjools - Young Trees	1,316		
NEC Airport Blvd.			2010	Deglets - Producing	1,233		
& Pierce St.			2016	Deglets - Young Trees	2,340		
Thermal, CA				Barhi - Producing	25		
92274				Barhi - Young Trees	19		
				Male Trees	99		
				Total Trees	5,144		
	26.98	763-370-024	2003	Medjools - Producing	370		
Camel Lot 6				Barhi - Producing	25		
NWC Airport Blvd.				Barhi - Young Trees	27		
& Pierce St.	27.92	763-370-019		Medjools - Young Trees	752		
Thermal, CA	11.65	763-370-021		Deglets - Producing	2,460		
92274	11.63	763-370-018		Deglets - Young Trees	675		
				Male Trees	79		
Total Trees							
Total Acres 194.19							
				Total Male Trees	241		
				Total # Trees	13,211		

194.19 ACRES DATE RANCHAERIAL & SITE AMENITIES



Camel Lot 3

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

Total trees: 3,731

Airport Blvd

Pierce St



194.19 ACRES DATE RANCH





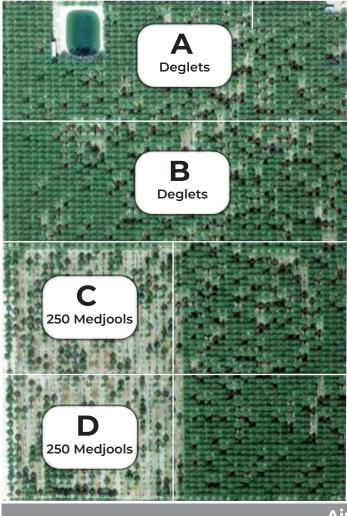


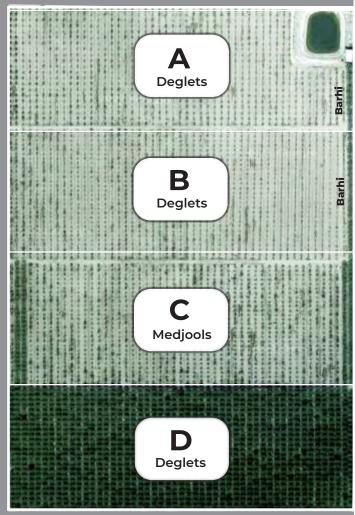
Camel Lot 4 NEC Airport Blvd. & Pierce St. Thermal, CA 92274

Total trees: 4,336

Total trees: 5,144

55th Ave





Airport Blvd