

41.5 ACRES ORGANIC DATE RANCH

CODEKAS RANCH, COACHELLA VALLEY

OPPORTUNITY
ZONE

Trilogy
La Quinta

Andalusia
Country Club

PGA
West

Deer Creek Polo

SITE

AVENUE 61

AVENUE 61 & WEST OF HARRISON ST, VISTA SANTA ROSA, CA

FEATURES

- Approx. 1,345 organic date trees located on the property
- Adjacent to Deer Creek Polo, with lot sales averaging over \$1M
- 1/2 mile to Jacqueline Cochran Regional Airport
- One mile to The Thermal Club, an exclusive luxury motorsports track
- Close proximity to high-end country clubs, such as Trilogy La Quinta, PGA West, and Andalusia Country Club and Madison Club
- 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: \$2,075,000 (\$50,000/AC)

PROPERTY PHOTO




Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

03/05/24 JC



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AERIAL & SITE AMENITIES

CODEKAS RANCH, VISTA SANTA ROSA



SITE AMENITIES

- **Location:** The property is located on south side of Avenue 61 west of Harrison in Vista Santa Rosa, CA
- **APN:** 759-120-005
- **Parcel Size (According to County Assessor's Information):** 41.5 acres
- **Zoning:** A-1-10 (Light Ag, 10-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Water: 30" line on Harrison St & Avenue 61
- Sewer: 42" line on Avenue 62 and Harrison St
- Irrigation Water: Yes, Meter #2114
- **Tile Drain Lines:** Yes, TD-395
- **Current Use:** Date Ranch
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes),
Ir (Indio fine sandy loam, wet),
CrA (Coachella fine sand, wet, 0-2% slopes)

PRODUCTION

	Average Yields
2021	448,558
2022	361,990
2023	274,108

TREE COUNTS/AGE

Type	Medjool	Deglet	Exotic
Count	16	1,316	13
Age	29	29	29

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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