

11.44 ACRES FARMGROUND FOR LEASE

THERMAL, CA



87923 AIRPORT BLVD, THERMAL, CA

FEATURES

- Prime warm farmground
- Low cost Coachella Valley Water District (CVWD) canal water
- Key location at immediate offramp of Expressway 86 & Airport Blvd
- Just east of Jacqueline Cochran International Airport

LEASE RATE: \$400/AC/YEAR



VICINITY MAP



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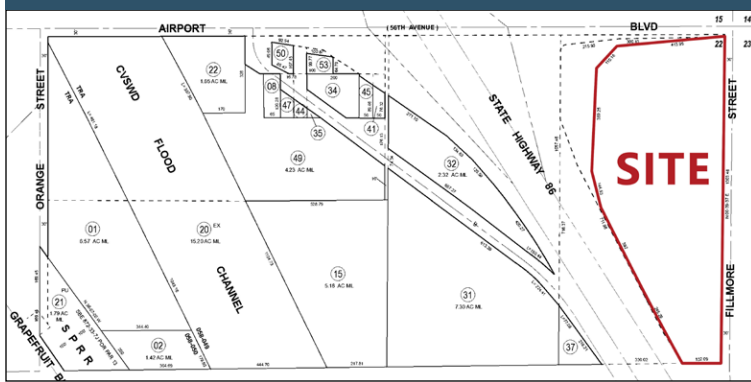
AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located at the southeast corner of Expressway 86 and Airport Boulevard (Avenue 56) in Thermal, CA
- **APN:** 757-070-052
- **Parcel Size (According to County Assessor's Information):** 11.44 acres
- **Zoning:** [Click here to view R-A-20 \(Residential Agricultural\)](#)
- **General Plan:** [Click here to view CR - Commercial Retail](#)
- **Utilities:**
 Irrigation: Meter #1405
 Electricity: To Site
 Water: 8" Line on Airport Blvd./Hwy 111
 Sewer: 18" force line on Airport Blvd.
- **AgPreserve:** Not In
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It, (Indio very fine sandy loam, wet), & Ir (Indio very fine sandy loam, wet)

PARCEL MAP



SOILS MAP



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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.