

# 80 ACRES MR. GRAPE 4 RANCH

THERMAL, CA

OPPORTUNITY  
ZONE

**SITE**

AVENUE 64

SEC AVENUE 64 & COLFAX ST, THERMAL, CA

## FEATURES

- Warm early farmground high on the Mecca Slope
- 40 acres planted to citrus and 40 acres open ground
- Reservoir and filter station
- Drip irrigation
- 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: \$1,920,000 (\$24,000/AC)**

## COACHELLA VALLEY



VICINITY MAP

**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE



**SUSAN HARVEY**

DRE #00957590  
susan@dppllc.com  
Cell: 760.250.8992



**EMILY HARVEY**

DRE #02229612  
emily@dppllc.com  
Cell: 760.636.3500

# 80 ACRES MR. GRAPE 4 RANCH

## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** Property is located at the southeast corner of Colfax St & Avenue 64 in Mecca, CA.
- **Parcel Size:** ±80 acres
- **APN:** 727-231-004
- **Zoning:** W-2 (Controlled Development)  
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Agricultural Preserve:** No
- **Utilities:** Water: 12" line in Johnson St & Avenue 65  
Irrigation Water: Yes; Meter #7168  
Sewer: 8" line in Donovan Cir
- **Tile Drains:** No
- **Soils Type:** CsA (Coachella fine sandy loam, 0 to 2 percent slopes); CdC (Carsitas gravelly sand, 0 to 9 percent slopes); CpA (Coachella fine sand, 0 to 2 percent slopes); GbA (Gilman fine sandy loam, 0 to 2 percent slopes); W (Water)
- **Reservoir:** Yes

SCAN OR CLICK THE QR CODE



#### PROPERTY VIDEO

Take a look at a video of the property.

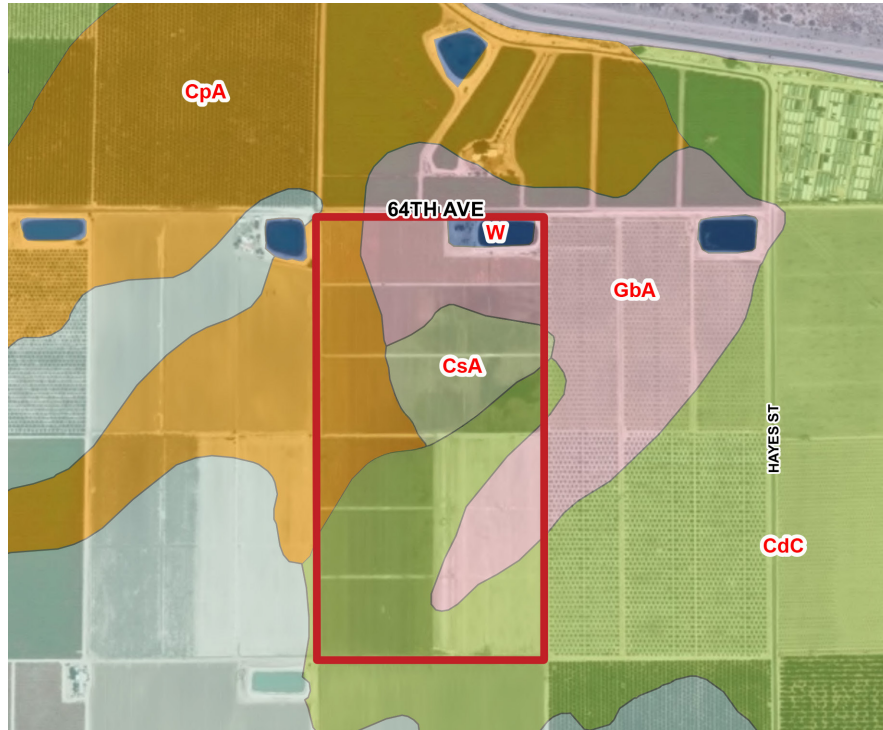
760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 44267 Monterey Ave, Palm Desert, CA 92260

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.

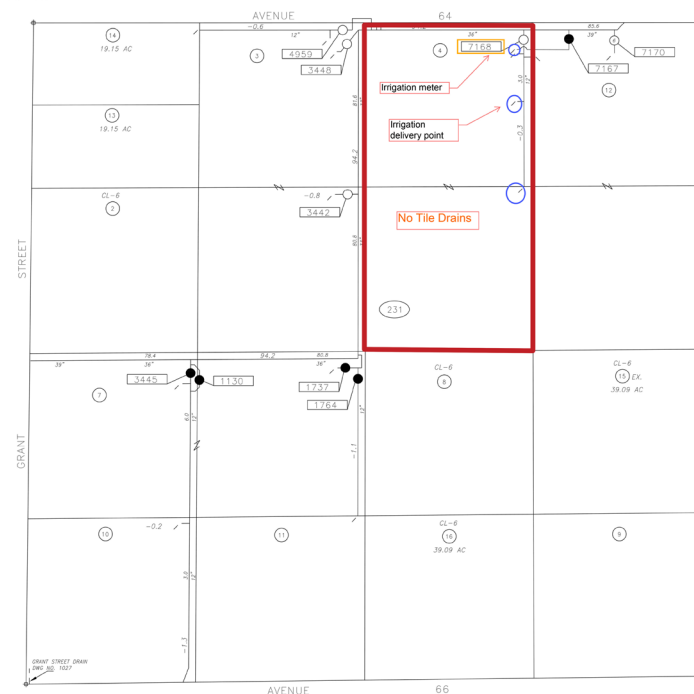
# 80 ACRES MR. GRAPE 4 RANCH

## IRRIGATION & SOILS MAPS

### SOILS MAP



### IRRIGATION MAP



760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 44267 Monterey Ave, 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.

# 80 ACRES MR. GRAPE 4 RANCH

## PROPERTY PHOTOS



760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 44267 Monterey Ave, 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.