

# 120 ACRES WARM FARMGROUND

## COACHELLA VALLEY



**SEC AVE 54 & PIERCE ST, THERMAL, CA**

### FEATURES

- 120 acres prime warm farmground on the Coachella Slope
- Excellent soil for a variety of crops
- The Coachella Slope is one of the earliest harvests in California and the U.S.
- In Opportunity Zone with potential for tremendous tax benefits
- Affordable & abundant Coachella Valley Water District (CVWD) irrigation water, one of the lowest priced water rates in the state
- In AgPreserve, keeps property taxes low

**PRICE: \$2,377,900 (\$19,750/AC)**



**VICINITY MAP**



6/30/25 JC



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## AERIALS & SITE AMENITIES

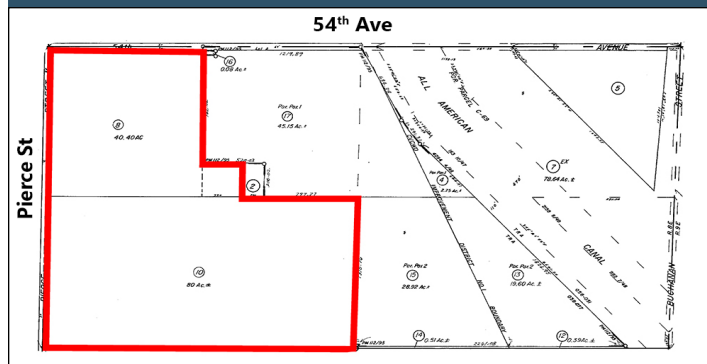


**Directions:** From Interstate 10 take Expressway 86 south to Airport Blvd. Travel east on to Airport Blvd and turn left onto Pierce St. In half a mile, the property will be on your right.

## SITE AMENITIES

- **Location:** Southeast Corner Ave 54 & Pierce St in Thermal, CA
- **Use:** 100 acres vacant farmground
- **Zoning:** [Click here to view A-1-20 \(Light Ag, 20-acre min. lot size\)](#) & [A-2-20 \(Heavy Ag, 20-acre min. lot size\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **APN/Parcel Size:** 763-380-008 (40.40 AC), 763-380-010 (80 AC)
- **AgPreserve:** Yes, In
- **Soils Type:** CdC (Carsitas gravelly sand, 0-9% slopes), MaB (Myoma fine sand, 0-5% slopes)
- **Utilities:** Irrigation Water: Meter #1305  
Reservoir: Yes
- **Topography:** 40 to 60 ft below sea level
- **Farm Lease:** 20.2 acres leased until 7/31/28, with two 5-year options to extend. Current lease rate \$2,030.25 per acre per year with annual CPI increases. Lease is NNN, with Tenant responsible for property taxes, insurance, and maintenance.
- **Comments:** Unique opportunity to acquire 120 acres of prime warm farmground

## PARCEL MAP



## 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)

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