

WALTON RANCH 80 AC FARMGROUND 40,000 SF GREENHOUSE WITH WELL

OPPORTUNITY
ZONE



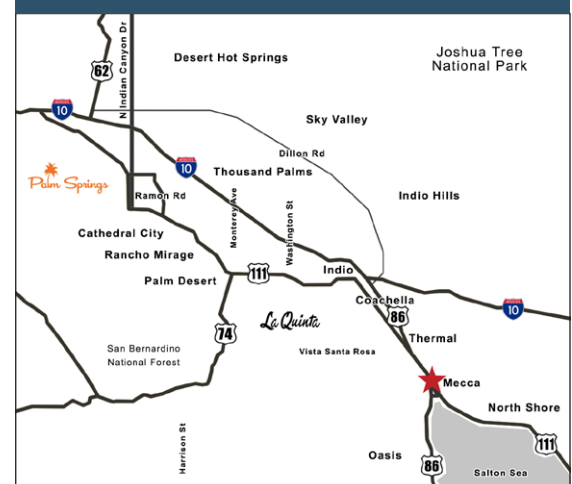
93-751 71ST AVE, MECCA, CA

FEATURES

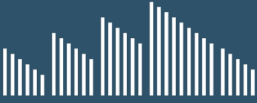
- Property consists of +/- 15 acres of green house/hoop house & 65 acres of farmground
- Existing greenhouses (in need of improvements or redevelopment) consists of:
 - 6,000 SF propagation house
 - 34,000 SF main green-house
 - 13 walk-in green-house tunnels
- Warm micro-climate proximity to Salton Sea
- In Ag Preserve, keeps property taxes low
- Property has not been maintained for two years & is in need of repair

PRICE: \$1,280,000 (\$16,000/AC)

COACHELLA VALLEY



VICINITY MAP


**DESERT PACIFIC
PROPERTIES**

6/20/25 JC



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80 AC FARMGROUND WITH GREENHOUSES

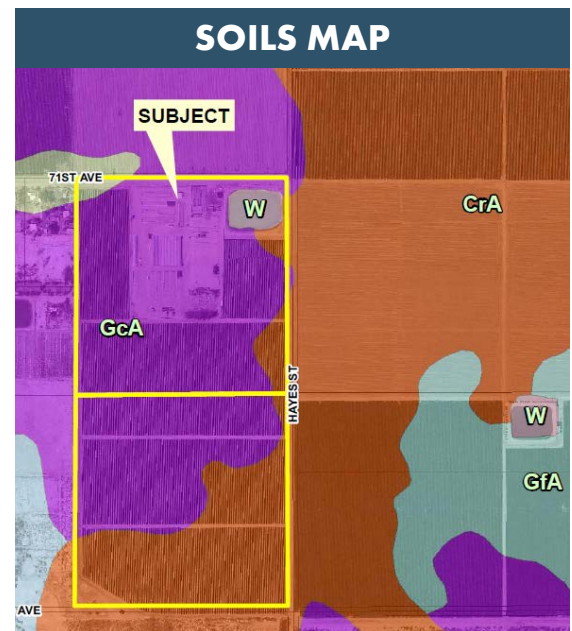
AERIAL SITE PLAN



Directions: Take Expressway 86 to Avenue 66 and turn left (east) on Avenue 66. Turn right (south) on to Highway 111 (Grapefruit Blvd) and travel 4 miles to Hayes St. Turn right (south) on. Property is at the southwest corner of 71st and Hayes St.

SITE AMENITIES

- **Location:** The property is located at the south west corner of 71st Avenue & Hayes Street in Mecca
- **APNs/Parcel Sizes:** 729-120-017 (40 AC), 019 (40 AC)
- **Zoning:** [Click here to view A-1-20 \(Light Agriculture, 20 AC min.\), W-1 \(Watercourse, Watershed & Conservation Areas\)](#)
- **General Plan:** [Click here to view AG \(Agriculture\), OS-W \(Open Space, Water\)](#)
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), CrA (Coachella fine sand, wet, 0-2% slopes)
- **Ag Preserve:** Yes
- **Irrigation Meter #:** 2908 (Serves only APN 729-120-017)
- **Reservoir:** Yes
- **Utilities:** 3 Phase power, well, canal water for farm land
- **Tiled:** Yes, TD-561
- **Elevation:** -200 to -220
- **Comments:** Great agricultural opportunity with greenhouse nursery operation in the Coachella Opportunity Zone. Priced to sell.



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