

105 ACRE LEMON RANCH

WARM MECCA SLOPE



NWC AVE 66 & WHEELER ST, MECCA, CA

FEATURES

- A rare opportunity to acquire an 105 acre lemon ranch in prime location
- Warm Mecca slope provides one of the earliest harvests in the state
- In the Opportunity Zone with potential for tremendous tax benefits
- Affordable Coachella Valley Water District irrigation water, one of the lowest priced water rates in the state
- Reservoir with filter station
- Currently planted to lemons, however the trees are past their useful life

PRICE: \$2,082,835 (\$19,750/AC)



VICINITY MAP

**DESERT PACIFIC
PROPERTIES**

7/3/25 JC



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



EMILY HARVEY

DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

DesertPacificProperties.com 760.360.8200

105 ACRE LEMON RANCH

AERIAL & SITE AMENITIES



Directions: Take I-10 east to Expressway 86. Take Expressway 86 south for 12 miles to Avenue 66 and turn left. Property will be on the right (north) side of Avenue 66.

SITE AMENITIES

- **Location:** Property is located at the northwest corner side of Ave 66 and Wheeler St in Mecca, CA
- **Zoning:** [Click here to view W-2 \(Controlled Development\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **Parcel Size:** 105.46 acres
- **APN:** 727-232-005
- **Parcel Dimensions:** 1,769.26 FT x 2,571 FT
- **Utilities:** Domestic Water: 12" Main line on Hammond Rd, Ave 66/Johnson St
Sewer: 8" on Ave 66
Irrigation Water: Meter #7163
Reservoir: Yes
- **Soils Type:** CdC (Carsitas gravelly sand, 0-9% slopes), CpA (Coachella fine sand, 0-2% slopes), MaB (Myoma fine sand, 0-5% slopes)
- **Topography:** 40 ft below sea level
- **Terms:** Cash

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

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, 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.