

76.88 ACRE DATE RANCH

PUG FARMS | COACHELLA VALLEY



HARRISON ST & AVE 76, OASIS, CA

FEATURES

- 76.88 acre date ranch with approximately 7 acres of younger medjool date trees
- Located in Oasis, a very desirable farming area in the Coachella Valley
- Affordable and abundant Coachella Valley Water District (CVWD) irrigation water with one of the lowest water rates in the state
- Partially In Opportunity Zone, providing potential tax incentives
- Zoned mixed use which allows for a variety of residential & commercial use
- Next to Oasis Medical facility and the new Oasis Community Park and one mile from Oasis Elementary School

PRICE: \$1,614,480 (\$21,000/AC)



VICINITY MAP



9/22/25 JC



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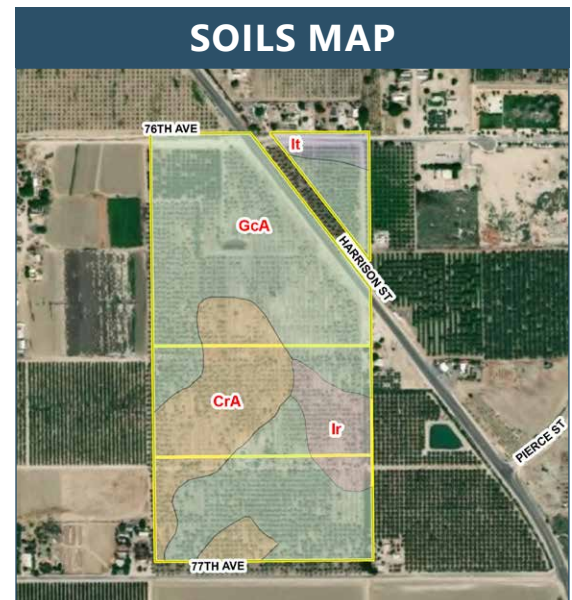
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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** Property is located at Harrison St & Ave 76-Ave 77, Oasis, CA
- **APN:** 755-161-008 (32.02 AC), 009 (20 AC), 010 (19.2 AC), 755-162-001 (5.66 AC)
- **Size (According to County Assessor's Information):** 76.88 Acres
- **Zoning:** [Click here to view MU \(Mixed Use\)](#)
- **General Plan:** [Click here to view MUA \(Mixed Use Area\)](#)
- **Utilities:**
Irrigation Meter: #1774 & #1374
Tile Drain: TD-20; TD-62; TD-271; TD-324
Electric: In Street (Buyer to verify capacity)
Domestic Water: 30" main line on Harrison St
Sewer: No sewer in the area
- **Opportunity Zone:** Easterly 5.66 Acres
- **AgPreserve:** Not In
- **Soils:** GcA (Gilman fine sandy, wet, 0-2% slopes), CrA (Coachella fine sand, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), Ir (Indio fine sandy loam, wet)
- **Terms:** Cash
- **Comments:** Great opportunity for farmground in the path of growth & zoned for development. The majority of trees are tall but still producing. Great opportunity for future development.



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