

40 ACRE LEMON & VEGETABLE RANCH

WARM MECCA SLOPE



WHEELER ST & AVENUE 67, MECCA, CA

FEATURES

- A rare opportunity to acquire 20 acres of lemons and 20 acres of prime vegetable ground
- 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

PRICE: \$1,000,000 (\$25,000/AC)



VICINITY MAP

**DESERT PACIFIC
PROPERTIES**

7/14/25 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

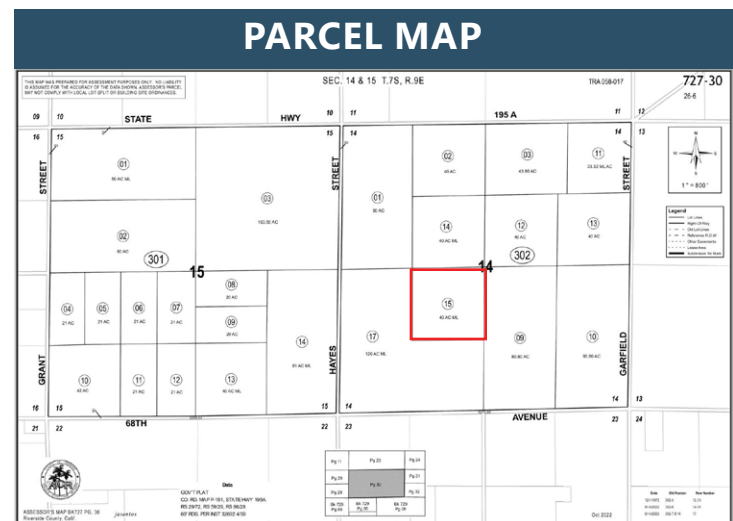
40 ACRE LEMON RANCH

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** Property is located at the southeast corner of Ave 67 and Wheeler St in Mecca, CA
- **Zoning:** [Click here to view A-2-20 \(Heavy Agriculture, 20-AC min. lot size\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **Parcel Size:** 40 acres
- **APN:** 727-302-015
- **Utilities:** Domestic Water: 12" Main line on Hammond Rd, Ave 66/Johnson St
Sewer: 8" on Ave 66
Irrigation Water: Yes; Meter #3375
Reservoir: Yes
- **Tile Drain Lines:** Yes; TD-529
- **Soils Type:** CdC (Carsitas gravelly sand, 0-9% slopes), MaB (Myoma fine sand, 0-5% slopes)
- **Agricultural Preserve:** Yes
- **Topography:** 100 to 120 ft below sea level
- **Lease:** TBD



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:

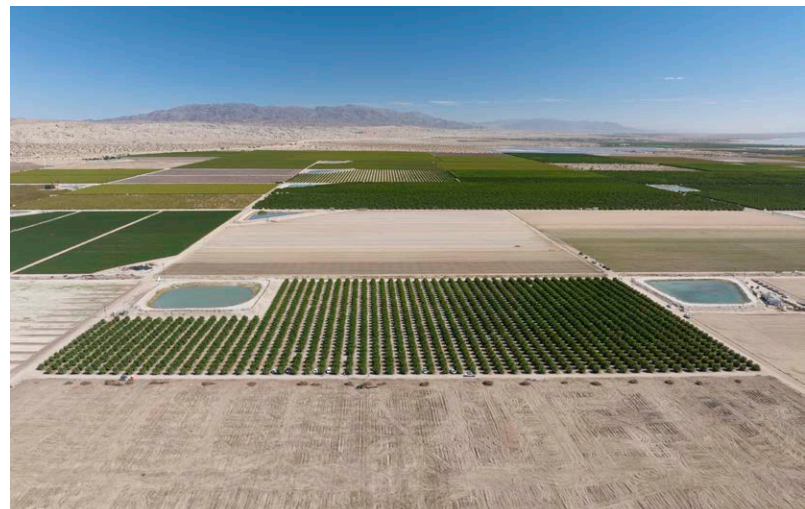
www.DesertPacificProperties.com/OpportunityZone

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.

40 ACRE LEMON RANCH

AERIAL & SITE AMENITIES

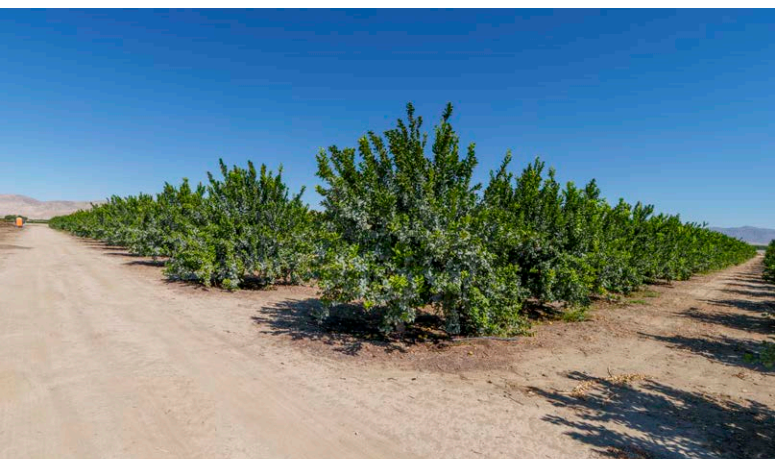


760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.

40 ACRE LEMON RANCH

AERIAL & SITE AMENITIES



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.