

71.01 ACRES GREENHOUSE FACILITY

COACHELLA VALLEY

OPPORTUNITY
ZONE



EXPRESSWAY 86 & N AVENUE 84, OASIS, CA

FEATURES

- 71 acres in warm Oasis area on two parcels
- Structured greenhouses with adaptable irrigation system and fertigation system
- Includes reverse osmosis station
- Low cost abundant Coachella Valley Water District (CVWD) irrigation water, well, and reservoir with pump
- Approximately 860 ft of frontage on Expressway 86
- In Federal Opportunity Zone, with potential for tax benefits
- Partially in Agricultural Preserve, which maintains low property taxes
- [Click to view property video](#)

PRICE: \$3.5 MILLION



VICINITY MAP

**DESERT PACIFIC
PROPERTIES**



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AERIAL & SITE AMENITIES



Directions: Driving Southbound on the Expressway 86. Exit left (east) on Avenue 52 immediately turn left (north) on Polk Street. You will drive up .8 miles to Avenue 50. Turn right (east) on Avenue 50 and drive 1 mile to Fillmore Street. Turn right (south) on Fillmore Street. Drive down .1 miles and property is on your right (west).

SITE AMENITIES

- **Location:** Property is located on the east side of Expressway 86 just north of Avenue 84 in Oasis, CA.
- **Parcel Size (According to County Assessor's Information):** 71.01 AC
- **APN:** 737-200-006 (13.5 AC), 737-200-031 (57.51 AC)
- **Zoning:** SP375 (Specific Plan) - [Click to view](#)
- **General Plan:** OS-W (Open Space, Water); HDR (High Density Residential - 8 to 14 du/ac)
- **Utilities:** Irrigation: Yes; Meter #1266
Well: 15HP domestic well (118°) - can be converted to irrigation well
Electrical: IID
Domestic Water: 30" line in Harrison St & Lincoln St
Sewer: No sewer in the area
- **Tiled:** Yes; TD-594
- **Estimated Elevation:** -176 to -128
- **Soils:** CdC (Carsitas gravelly sand, 0-9% slopes), ChC (Carsitas cobbly 2-9% slopes), MaB (Myoma fine sand, 0-5% slopes), McB (Myoma fine sand, wet, 0-5% slopes)
- **Agricultural Preserve:** Partially In (APN 737-200-006)
- **Opportunity Zone:** In
- **Comments:** Positioned along Expressway 86 in the warm Oasis area, this 71-acre greenhouse property offers unparalleled potential for growing, distribution, or agribusiness development. The greenhouses cover approximately 46 acres of the site (Buyer to verify) and the property enjoys easy access to transportation hubs

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.

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PROPERTY PHOTOS



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