

529.98 ACRES

COACHELLA VALLEY PRIME AGRICULTURAL LAND PORTFOLIO OF THREE RANCHES - ALL OR PART



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**PRIME FARMGROUND IN
MECCA & NORTH SHORE**

**MAGGIO RANCH
OFFERING MEMORANDUM**

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INVESTMENT OVERVIEW

Three Ranches - Coachella Valley

This is a unique and exciting opportunity to acquire a portfolio of four ranches totaling over 500 acres of prime farmground in the heart of the Eastern Coachella Valley. This ideal East Coachella Valley location is distinctive due to its warm, first-to-market climate and excellent soil. Additionally, the ranches enjoy priority low-cost water rights from the Colorado River in abundant supply. Two of the ranches are located in an Agricultural Preserve, which provides a significant reduction in property taxes, and all of the ranches are in the Opportunity Zone, which has potential tax incentives as well.



Property Size
±529.98 acres



Price
\$7,972,000



Price Per Acre
\$20,000 - \$22,000/AC (Varies by ranch)



Terms
Cash, All or Part



Tax Incentives
Opportunity Zone | Partially in Agricultural Preserve

Investment Summary



RANCH PORTFOLIO

- **Ranch #1**
Pineapple Hill Ranch
157.69 AC NWC Lincoln St & Ave 60
Thermal
SOLD
- **Ranch #2**
MTI Ranch
75.19 AC Pierce St & Ave 65
Thermal
SOLD
- **Ranch #3**
Potato Creek Ranch
242.10 AC SWC Johnson St & Ave 66
Mecca
Price: \$5,326,200 (\$22,000/AC)
- **Ranch #4**
Seapointe Ranch
132.29 AC NWC Hwy 111 & Grant St
Mecca
Price: \$2,645,800 (\$20,000/AC)
- **Ranch #5**
Orange Park Ranch
155.59 AC Colfax St & Ave 70
North Shore
SOLD

RANCH

OVERVIEWS



#3 - POTATO CREEK RANCH 242.1 ACRES

SITE FEATURES



SWC JOHNSON ST & AVENUE 66, MECCA, CA

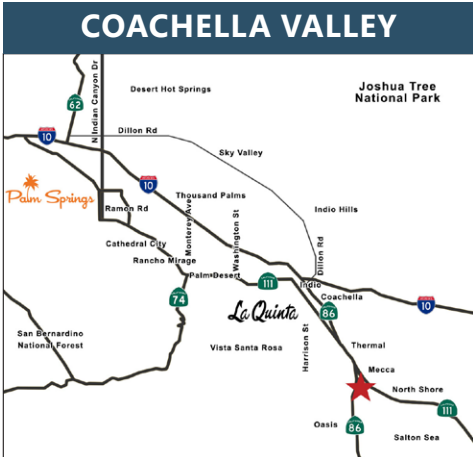
FEATURES

- Prime farmground
- Warm area provides one of the earliest harvests in the state
- Affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- Excellent soils for a variety of vegetables, citrus, and grapes
- In Opportunity Zone providing attractive tax incentives

PRICE: \$5,326,200 (\$22,000/AC)

PROPERTY LINKS

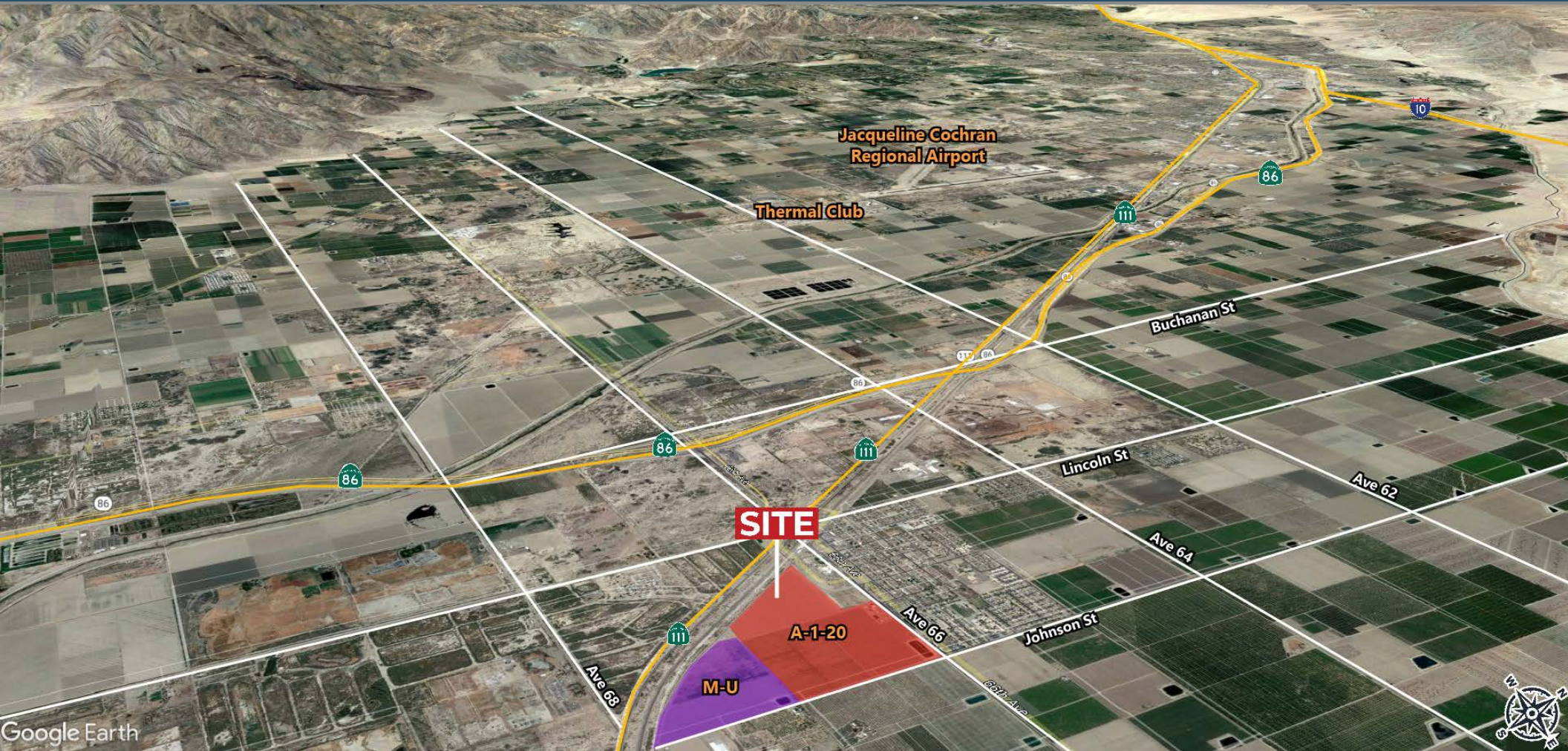
Click to view:
[Property Photos](#)
[Property Maps](#)
[Property Website](#)



#3 - POTATO CREEK RANCH

242.1 ACRES

RANCH DETAILS



Google Earth

SITE AMENITIES

- **Location:** The property is located at the southwest corner of Johnson St & 66th Avenue in Mecca
- **Parcel Size:** ±242.1 acres
- **APNs:** 727-272-026 (72.71 AC), 027 (149.64 AC), 032 (8.14 AC), 033 (11.61 AC)
- **Zoning:** A-1-20 (Light Agriculture, 20 ac min.), M-U (Mixed Use)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture & Mixed Use Area
- **Agricultural Preserve:** No
- **Lease:** Leased until 6/30/26. Seller may terminate the lease in the event of sale

- **Utilities:** Well: Domestic well; operable but not currently in use
Domestic Water: 12" main line in street
Irrigation Water: Yes; Meter #: 3453, 3455, 3436, 4969, 3461
Sewer: 6" force main in street
Above-ground irrigation equipment is not included in the sale
- **Tile Drains:** TD-228, TD-641
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), McB (Myoma fine sand, wet, 0-5% slopes), Ir (Indio fine sandy loam, wet), It (Indio very fine sandy loam, wet)
- **Comments:** The Coachella Valley's agricultural sector is among the largest crop-growing regions in the state. The unincorporated area of Mecca is especially attractive for farming due to its long hours of daylight and early harvest

Directions: Take I-10 to CA-86 South. Continue straight to Avenue 66 then turn left on Avenue 66. Continue straight on the Avenue 66 Bypass and turn right on Avenue 66. The property will be on the right at the southwest corner of Johnson and Avenue 66.

#4 - SEAPOINTE RANCH 132.29 ACRES

SITE FEATURES



SWC HIGHWAY 111 & GRANT STREET, MECCA, CA

FEATURES

- Prime farmground
- Warm Mecca location with extended hours of sunlight provides one of the earliest harvests in the state
- Affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- Excellent soils suitable for vegetables, citrus, & grapes
- In Opportunity Zone providing attractive tax incentives
- Excellent access with half-mile frontage of Highway 111
- In the Agricultural Preserve which offers low property taxes (Williamson Act)

PRICE: \$2,645,800 (\$20,000/AC)

PROPERTY LINKS

Click to view:
[Property Photos](#)
[Property Maps](#)
[Property Website](#)



#4 - SEAPOINTE RANCH

132.29 ACRES

RANCH DETAILS



SITE AMENITIES

- **Location:** Property is located at the southwest corner of Highway 111 and Grant Street in Mecca, CA.
- **Parcel Size:** ±132.29 acres
- **APNs:** 729-050-008 (2.34 AC), 012 (53.8 AC), 014 (76.15 AC)
- **Zoning:** A-1-10 (Light Ag, 10-acre min. lot size)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Agricultural Preserve:** Yes
- **Lease:** Leased until 6/30/26. Seller may terminate the lease in the event of sale

- **Utilities:** Domestic Water: 12" Main Line on Hammond St
Irrigation Water: Meter #3703, 3451, 3438, 8025
Above-ground irrigation equipment is not included in the sale
- **Tile Drains:** Yes; TD-33
- **Soils Type:** CrA (Coachella fine sand, wet, 0-2% slopes), GcA (Gilman fine sandy loam, wet, 0-2% slopes), & SA (Salton fine sandy loam)
- **Comments:** Great agricultural opportunity in the desirable Coachella Valley. The property is located in the unincorporated area of Mecca, known for its prime farmground. The distant proximity to the mountains allows for extended hours of sunlight, making for early harvest

Directions: Take I-10 to CA-86 South. In 12 miles, turn left onto Avenue 66. Take another left onto Lincoln St. Turn right onto Highway 111. In 1.8 miles, the property will be on the right (south) side of Highway 111.

AREA

OVERVIEW



COACHELLA VALLEY

AGRICULTURAL COMMODITIES

The Coachella Valley's agricultural sector is among the largest crop-growing regions in the state, renowned for its dates, citrus, grapes, and bell peppers. More than 2/3 of local farmground is irrigated in part with Colorado River water delivered via the Coachella Canal, a branch of the All-American Canal. Thanks to the Coachella Canal, Coachella Valley Water District delivers 243,000 acre-feet of imported water annually to some of the most productive farms in the world. With over 64,000 acres in production in the Coachella Valley, the area produces upwards of \$570,000,000 in total annual gross profits annually.



Top 10
Agricultural Commodities in the Coachella Valley*

Crop	Value	Bearing Acres
Dates	\$83,151,200	9,449
Grapes	\$73,946,598	5,511
Golf Course Turf	\$67,770,000	6,024
Bell Peppers	\$67,213,800	3,688
Lemon-Lime	\$39,557,140	4,789
Lettuce	\$31,635,000	3,515
Carrots	\$25,812,969	4,111
Cauliflower	\$17,225,981	1,873
Orange-Tangerine	\$15,593,760	1,176
Turf Grass	\$13,758,750	1,223

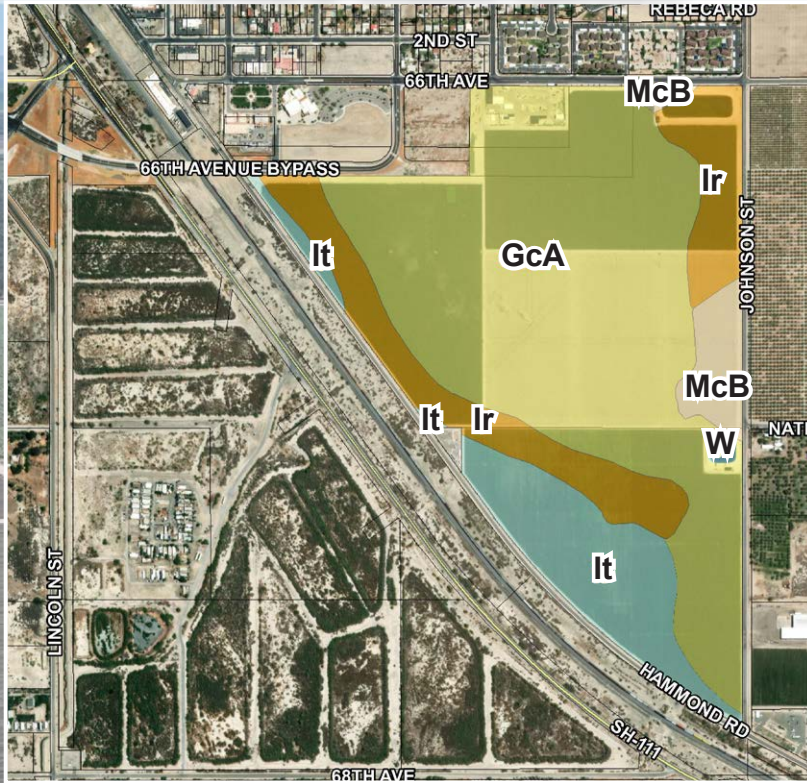


The Coachella Valley Water District (CVWD) relies on four sources of water to provide service to its Coachella Valley customers: groundwater, recycled water, imported water from the State Water Project and the Colorado River via the Coachella Canal, a branch of the All-American Canal. The 123-mile Coachella Canal and its underground water delivery system, managed by CVWD and used to irrigate over 60,000 acres of farmland, continues to attract irrigation specialists from throughout the world, more than a half century after it was built.

*Source: 2020 Coachella Valley Water District Crop Report

Soil Descriptions

242.1 ACRES
POTATO CREEK RANCH



132.29 ACRES SEAPOINTE RANCH &
155.59 ACRES ORANGE PARK RANCH



Soil Code	Soil Description
CrA	Coachella fine sand, wet, 0 to 2 percent slopes
GcA	Gilman fine sandy loam, wet, 0 to 2 percent slopes
Ir	Indio fine sandy loam, wet
lt	Indio very fine sandy loam, wet
McB	Myoma fine sand, wet, 0 to 5 percent slopes
Sa	Salton fine sandy loam
W	Water

Area Summary

COACHELLA VALLEY

The ultimate work/play destination, the Coachella Valley – also known as Greater Palm Springs – is the sweet spot of Southern California. Famous for its year-round sunshine and idyllic quality of life, and powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment. There’s no finer place to live, work and play.

The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.

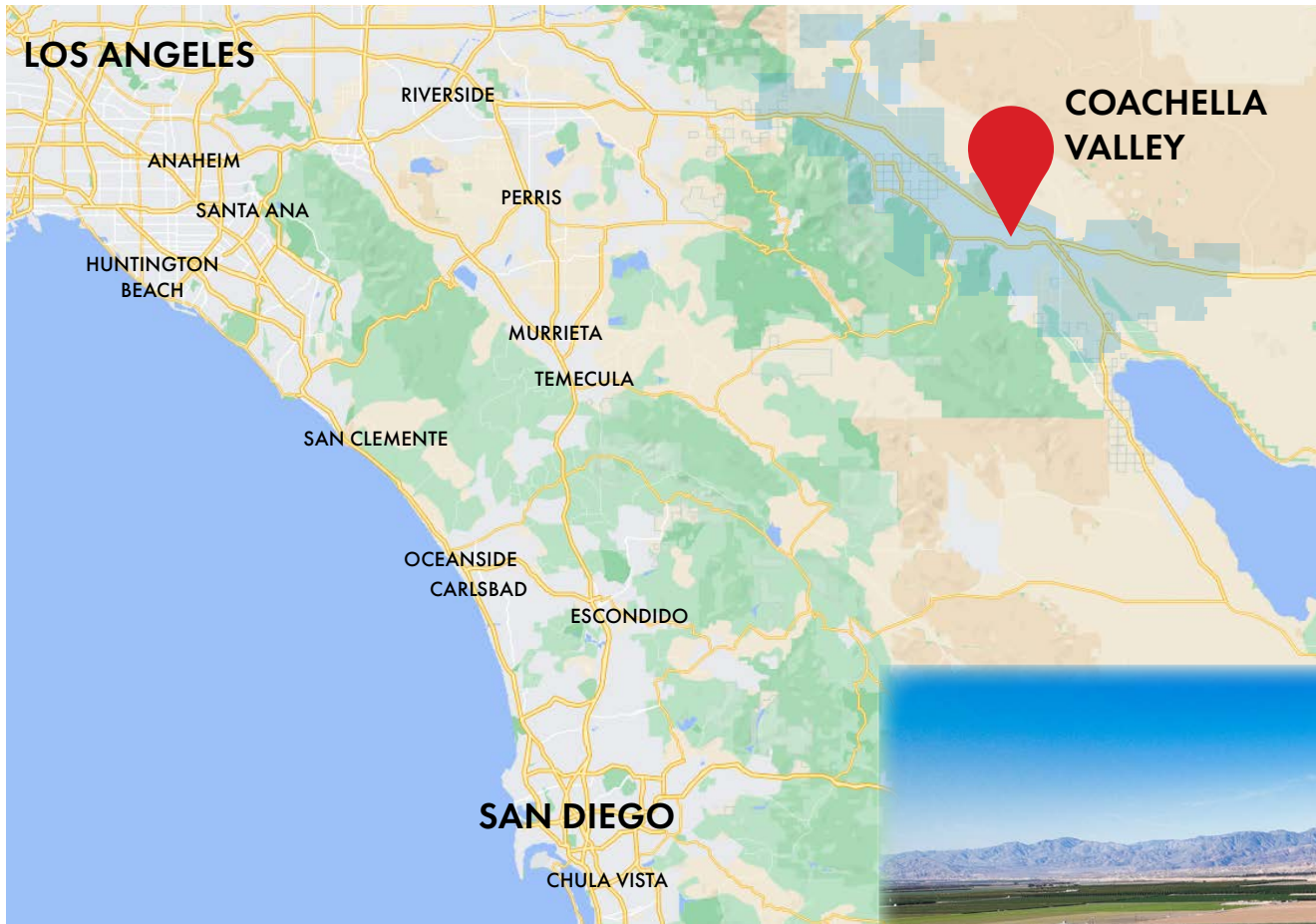
Greater Palm Springs is situated two hours from Los Angeles, Orange County and San Diego and within only a few hours of Las Vegas and Phoenix by car. Interstate 10, stretching coast-to-coast, is the fourth largest interstate highway in the United States, and is the major corridor through Greater Palm Springs, the lifeline connecting all of Southern California.

Palm Springs International Airport offers direct flights to cities throughout the United States and Canada. The airport serves over 1.5 million airline passengers a year, connecting to the 10 largest airline hubs in the country. At the east end of the valley, Jacqueline Cochran Regional Airport provides service to private aircraft.

COACHELLA VALLEY



Vicinity Map



TRAVEL TIME

I-10 Freeway:	3 minutes	3 miles
Expwy 86:	1 minute	.9 miles
Airport:	3 minutes	2 miles
O.C.:	1.5 Hours	103 miles
San Diego:	1.75 Hours	95 miles
Los Angeles:	2 Hours	120 miles
Phoenix:	3.5 Hours	245 miles
Las Vegas:	4.1 Hours	253 miles
Mexicali:	1.2 hours	96 miles

The Coachella Valley's ideal location puts it front and center. It is situated in a regional marketplace of more than 21 million customers, with rail service, airports, and access to commercial shipping and cargo. The Coachella Valley enjoys easy access to the nationwide east-west Interstate 10 corridor, 86 Expressway, and three airports: Palm Springs International Airport, Bermuda Dunes Airport, and the nearby Jacqueline Cochran Airport. The Coachella Valley is two hours from Los Angeles and San Diego, three and a half hours from Phoenix, and four hours from Las Vegas.



Regional Map



PORTS & MAJOR CITIES

City/Port	Distance
Los Angeles	120 mi
Port of LA/Long Beach	145
Port of San Diego	137
Las Vegas	253
Phoenix	245
Fresno	348
Sacramento	515
Port of Oakland	494
Reno	535
Salt Lake City	723
Denver	1,050
Portland	1,092
Boise	927
Seattle/Port of Seattle	1,265
Tacoma/Port of Tacoma	1,203
Mexico Border	105

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Emily Harvey began working for Desert Pacific Properties in 2012. After two years in commercial real estate, she relocated to Los Angeles where she resided for ten years. Emily recently moved back to the Coachella Valley to continue her career in real estate representing primarily commercial buyers and sellers throughout the valley.

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