

51.91 ACRE ORGANIC MEDJOOL DATE & LEMON RANCH

NWC AVE 58 / FILLMORE ST, THERMAL
COACHELLA VALLEY

OPPORTUNITY
ZONE



FEATURES:

- 51.91 acres with 29 acres of medjool dates and 19 acres of organic lemons
- Oversized reservoir and pump station on property
- Three acres of vacant land to build an office and/or warehouse
- Easy access to Expressway 86 and Highway 111
- Located within a specific plan for 2190 homes
- Just 2 miles from Jacqueline Cochran Regional Airport and 2.5 miles from The Thermal Club, a luxury, private motorsports club
- Near the recently-approved Thermal Ranch, a 600-acre master-planned community and horse park and the Coachella Valley Unified School District campus, including La Familia High School and Kokell Elementary School
- In Opportunity Zone, providing potential tax incentives
- Irrigated with Coachella Valley Water District, one of the lowest water rates in California
- In Ag Preserve, keeping property taxes low

PRICE: \$2,200,000 (\$42,381/AC)



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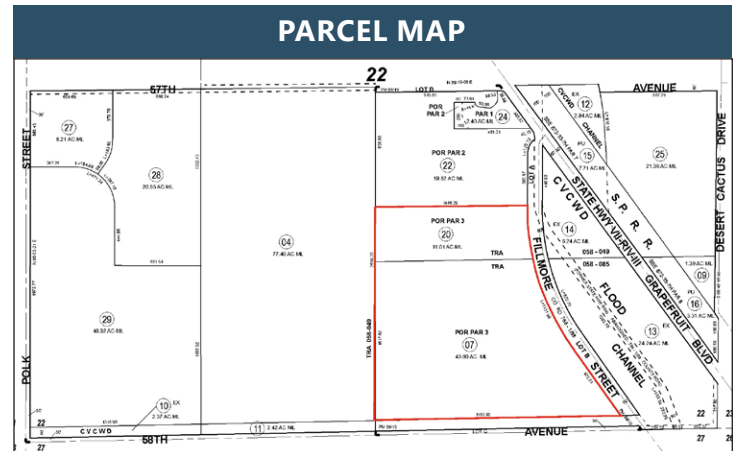
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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located at the northwest corner of Avenue 58 & Fillmore Street in Thermal, CA.
- **APN:** 757-090-007 (40.9 AC); 020 (11.01 AC)
- **Parcel Size (According to County Assessor):** 51.91 AC
- **Zoning:** [Click here to view SP \(Specific Plan\)](#)
- **General Plan:** [Click here to view LI \(Light Industrial\)](#)
- **Utilities:** Well
 - Domestic Water: 24" main line in Polk St
 - Sewer: 15" main line in Avenue 57
 - Irrigation Water: Meter #4779 (Buyer to verify)
- **Tile Drains:** Yes; TD-123
- **Agricultural Preserve:** Yes
- **Airport Land Use Compatibility Zone:** [Zone D - Click to view](#)
- **Tree Age:** Lemons: 6 years
Dates: 5 years
- **Tree Count:** TBD
- **Soils:** Ir (Indio fine sandy loam, wet); GcA (Gilman fine sandy loam, wet, 0-2% slopes)
- **Comments:** Organic date and lemon ranch in Thermal near Jacqueline Cochran Regional Airport. The property currently has 4 wind machines: two in the lemons and two in the dates. The two wind machines in the lemons are included in the sale, and the two wind machines in the dates will not be included in the sale.

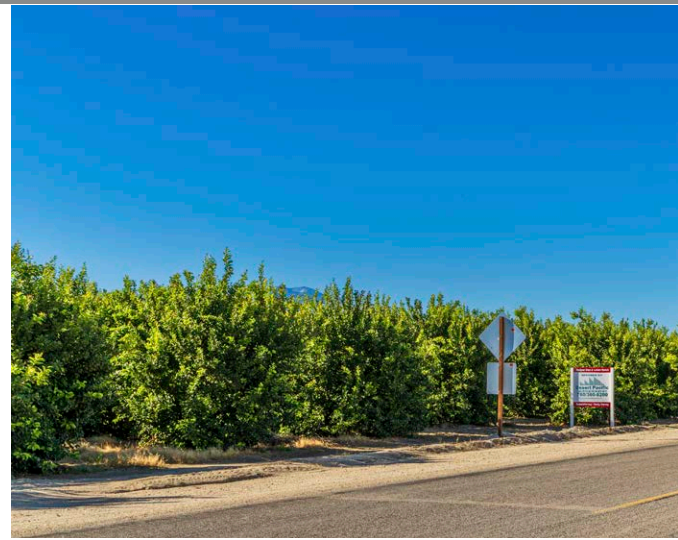


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PROPERTY PHOTOS



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