

77.3 ACRES AVENUE 70 RANCH

MECCA, CA

OPPORTUNITY
ZONE



NEC WHEELER ST & AVENUE 70, MECCA, CA

FEATURES

- Previously planted to citrus
- Open ground with fallowing income
- Located on the warm Mecca slope
- Reservoir and filter system
- Mainlines and sub-main irrigation in place
- In Opportunity Zone, providing potential tax incentives
- In Ag Preserve, keeps property taxes low
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$1,898,800 (\$24,564/AC)

COACHELLA VALLEY



VICINITY MAP


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

9/26/25 JC



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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** Property is located at 86920 Avenue 70 at the northeast corner of Avenue 70 & Wheeler Street in Mecca, CA.
- **Parcel Size:** ±77.3 acres (Per County Assessor's Information)
80.8 acres (Per Survey)
- **APNs:** 729-080-017
- **Zoning:** A-2-20 (Heavy Agriculture, 20 ac min.)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Agricultural Preserve:** Yes
- **Utilities:**
Water: 8" line in Ave 70
Irrigation Water: Yes; Meter #3415 & 3414
Sewer: No sewer in the area
- **Tile Drains:** Yes; TD-104
- **Soils Type:** CrA (Coachella fine sand, wet, 0-2% slopes);
McB (Myoma fine sand, wet, 0-5% slopes); W (Water)
- **Reservoir:** Yes

SCAN OR CLICK THE QR CODE



PROPERTY VIDEO

Take a look at a video of the property.

- **Fallowing Contract:**
Income: \$1,738 per acre
Term: 7/1/24 - 12/31/26

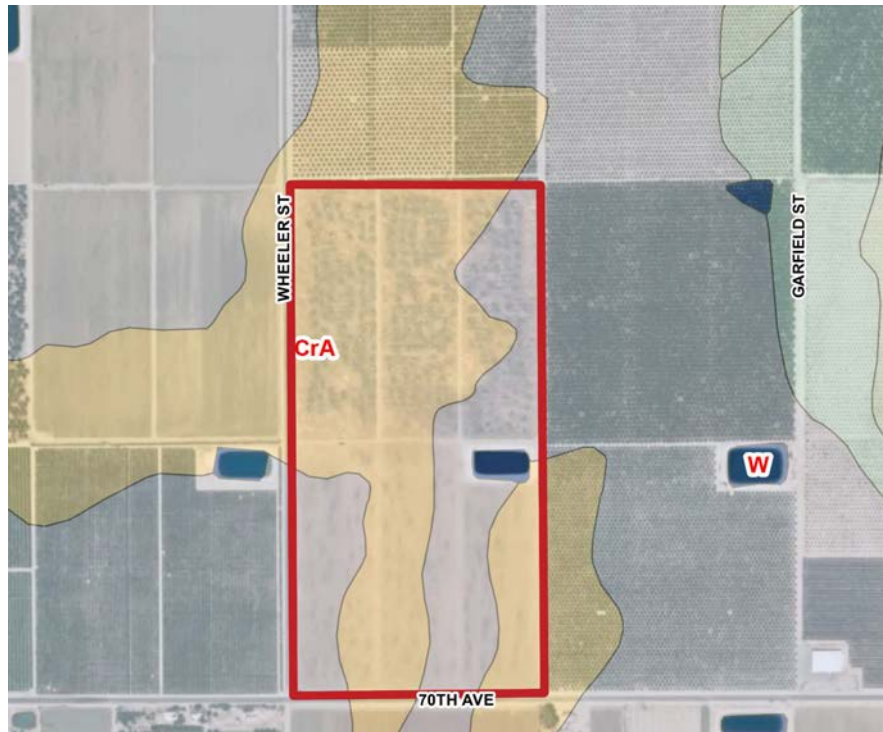
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IRRIGATION & SOILS MAPS

SOILS MAP



IRRIGATION MAP

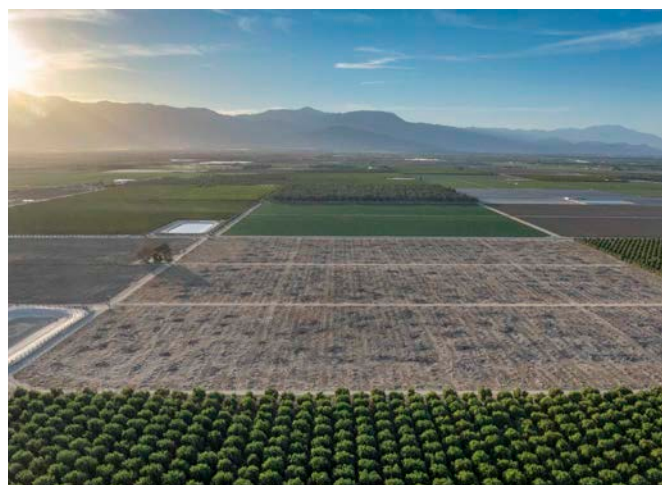


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PROPERTY PHOTOS



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