

77.7 ACRES AVENUE 58 RANCH

THERMAL, CA

OPPORTUNITY
ZONE



SEC AVENUE 58 & PIERCE ST, THERMAL, CA

FEATURES

- Previous table grape vineyard
- Open ground
- Currently leased until June 30, 2028
- Reservoir and filter station
- Some vineyard infrastructure 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: \$1,825,950 (\$23,500/AC)

COACHELLA VALLEY



VICINITY MAP


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** Property is located at 83001 Avenue 58, at the southeast corner of Pierce Street & Avenue 58 in Thermal, CA.
- **Parcel Size:** ±77.7 acres
- **APNs:** 757-240-001
- **Zoning:** A-2-20 (Heavy Agriculture, 20 ac min.)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Agricultural Preserve:** Yes
- **Utilities:** Water: 18" line in Pierce St
Irrigation Water: Yes; Meter #1365 & 1371
Sewer: No sewer in the area
Tile Drains: Yes; TD-421
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes); Ir (Indio fine sandy loam, wet)
- **Lease:** Leased at \$78,000/year until June 30, 2028.
- **Reservoir:** Yes; Verbal agreement to share reservoir and water with neighboring 20 acres.

SCAN OR CLICK THE QR CODE



PROPERTY VIDEO

Take a look at a video of the property.

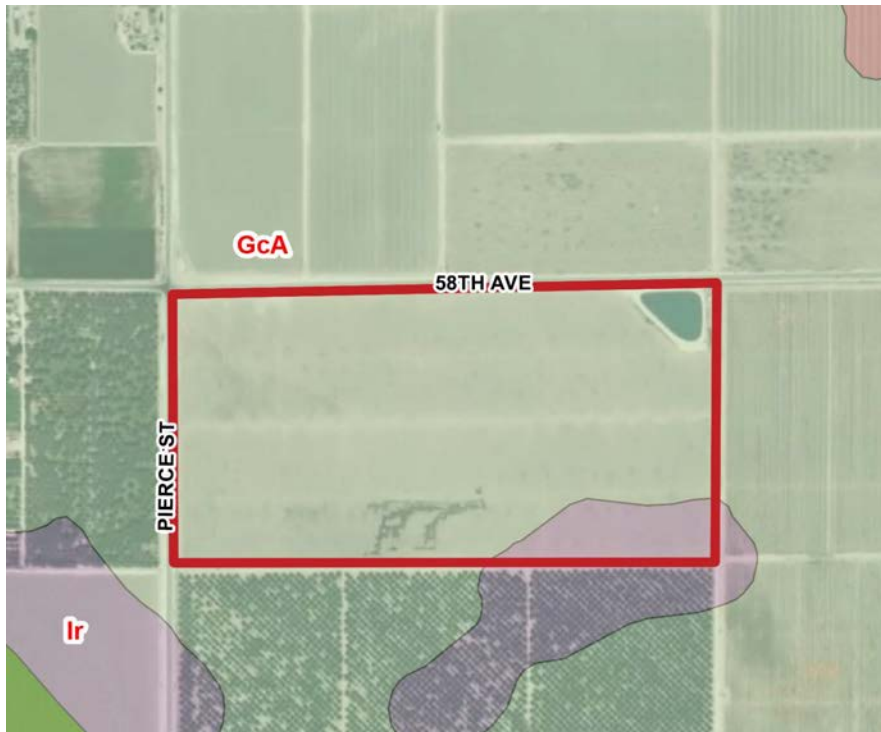
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IRRIGATION & SOILS MAPS

SOILS MAP



IRRIGATION MAP



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PROPERTY PHOTOS



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