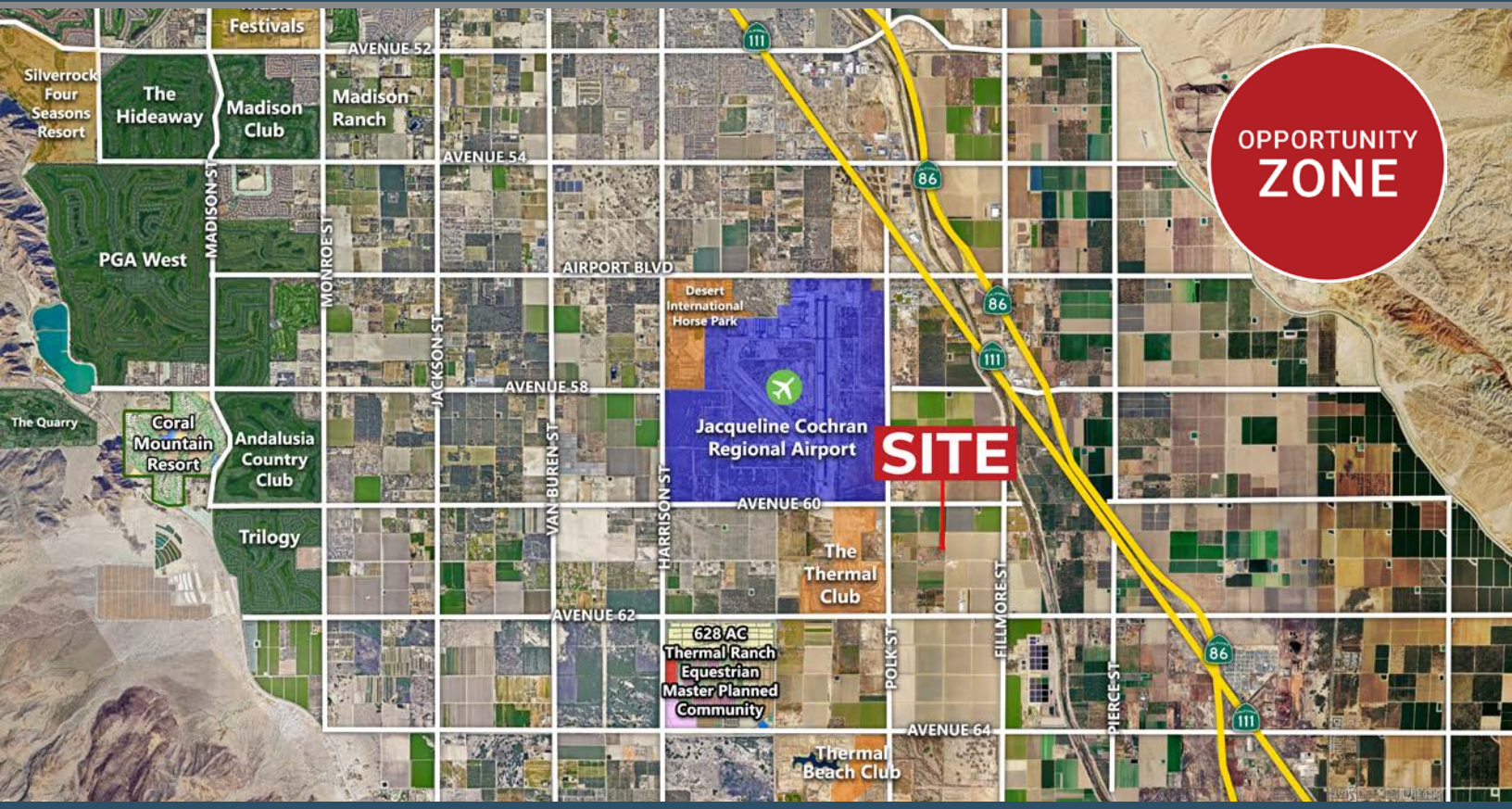
.46 ACRES NEAR AIRPORT

CLOSE PROXIMITY TO EXPRESSWAY 86



E POLK ST & N AVENUE 62, THERMAL, CA

FEATURES

- Rare .46 acre lot in Thermal
- Near The Thermal Club, a private, high-end motorsports club
- Easy access to Expressway 86
- Just ½ mile from Jacqueline Cochran Regional Airport
- Priced to sell
- In the Opportunity Zone, with potential tax incentives

PRICE: $60,000

COACHELLA VALLEY



VICINITY MAP

DESERT PACIFIC PROPERTIES

10/13/26 JC



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DesertPacificProperties.com 760.360.8200

.46 ACRES NEAR AIRPORT

SITE AERIAL & AMENITIES

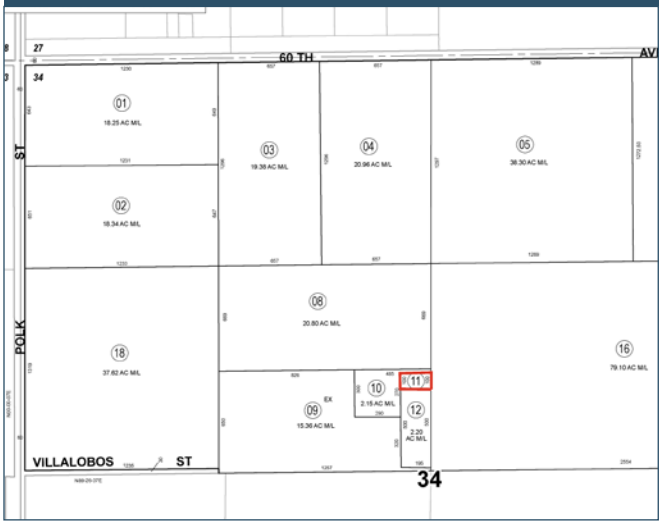
DESERT PACIFIC PROPERTIES



SITE AMENITIES

- **Location:** The property is located north of Avenue 62 and east of Polk Street in Thermal, CA.
- **APN:** 757-260-011
- **Parcel Size (According to County Assessor's Information):** 0.46 AC
- **Zoning:** Click here to view A-2-10 (Heavy Ag, 10-acre min. lot size)
- **General Plan:** Click here to view Agriculture
- **Utilities:**
  Domestic Water: 24" line in Polk St
  Sewer: 27" line in Polk St
- **Current Use:** Vacant Land
- **Soils:** CrA (Coachella fine sand, wet, 0-2% slopes)
- **Terms:** Cash

PARCEL MAP



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.