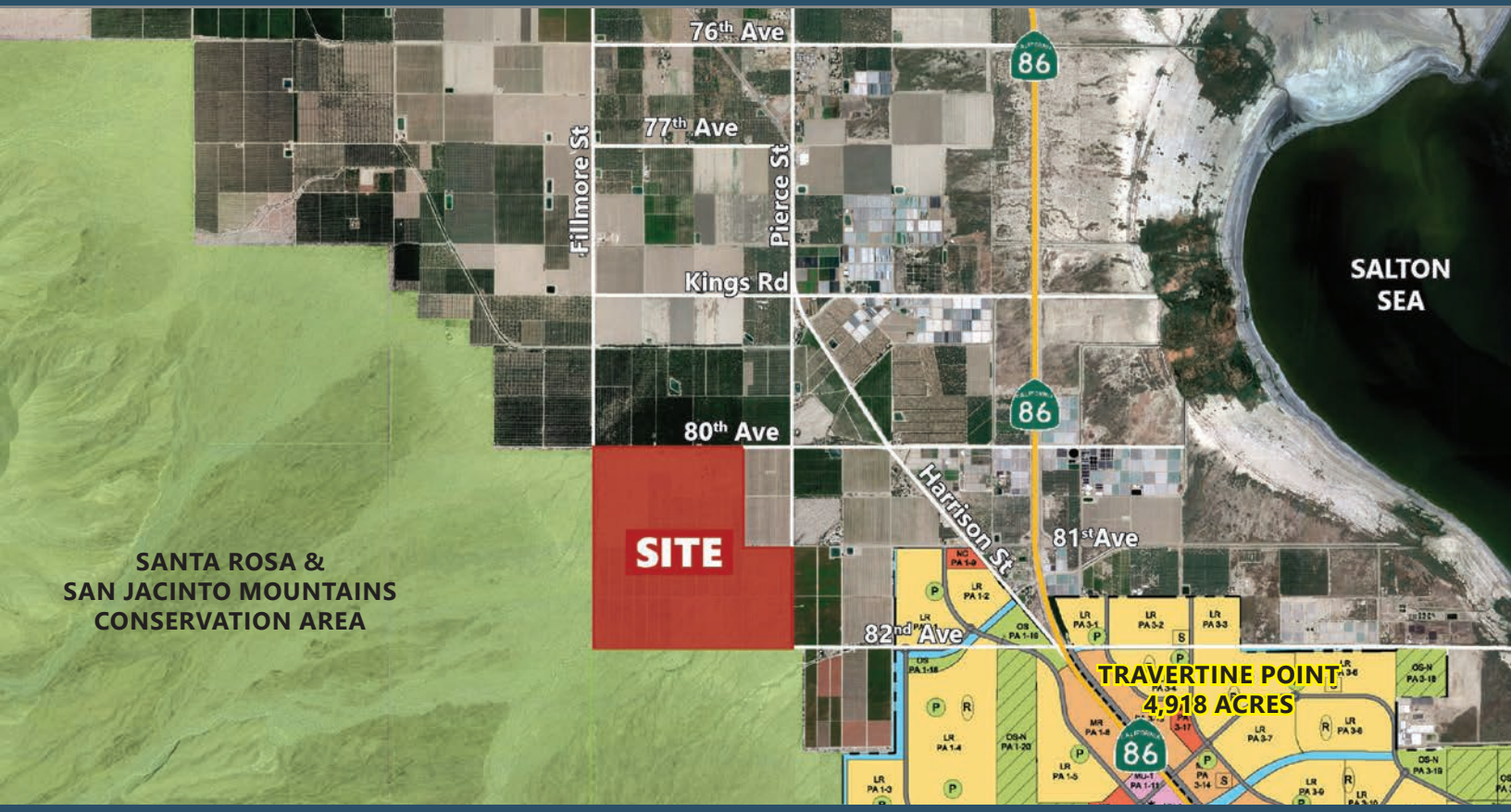
537 ACRES EASTERN CV GROWTH

FUTURE DEVELOPMENT POTENTIAL



SEC FILLMORE ST & AVE 80, OASIS, CA

FEATURES

- Large scale development opportunity near Expressway 86 and the Salton Sea Corridor
- As growth pushes outward from core Coachella Valley markets, large-scale parcels like this become the next logical expansion opportunity
- One of the largest remaining land postition in the path of Riverside County Expansion

PRICE: $39,000,000 ($72,626/AC)

COACHELLA VALLEY



VICINITY MAP

Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE



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3/12/26 SA

537 AC EASTERN CV GROWTH

AERIAL & SITE AMENITIES

Desert Pacific PROPERTIES, INC. COMMERCIAL REAL ESTATE

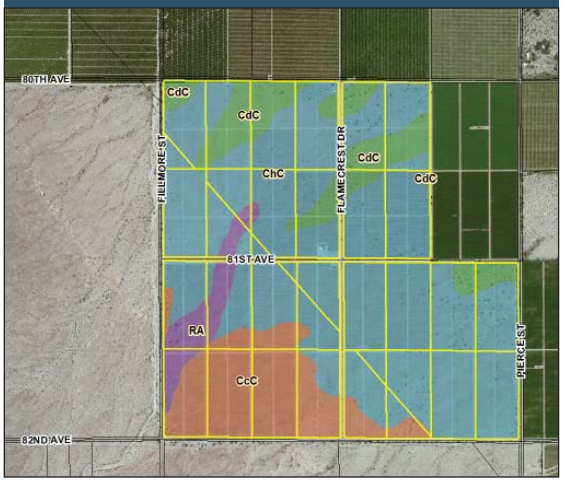


Directions: From old Highway 86 south to Avenue 80 (dirt road) turn right west for 3/4 mile to site. The property is on the left side (south side).

SITE AMENITIES

- **Location:** Southeast corner of Fillmore St, and Ave 80, (both unpaved) in Oasis, CA unincorporated area of Riverside County.
- **Zoning:** A-1-10 (Light Agriculture, 10 ac minimum lot size)
- **General Plan:** AG (Agriculture)
- **Current Use:** Retired Vineyard Ranch
- **Improvements:** Shop building, mobile home on site.
- **Parcel Size:** 537.66 acres
- **APN:** 755-380-001, 003, 004, 007, 009 thru 014, 016, 017, 019, 020, 023; 755-390-001, 002, 004, 007 thru 014, 016, 017, 018, 019, 021 thru 025
- **Thomas Guide:** 5712 A7
- **Utilities:** Electric to site; 4 Wells in need of repair
- **Adjacent Uses:** Citrus and Vineyards
- **Comments:** ±537 acres of prime agricultural land located in Oasis, Riverside County—positioned within the eastern Coachella Valley growth corridor. The property offers exceptional scale and flexibility, ideal for land banking, renewable energy development, or long-term residential potential. Situated near State Route 86 with proximity to the Salton Sea and expanding Inland Empire markets, this is a rare opportunity to acquire one of the largest contiguous land holdings in the region.

SOILS MAP



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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.