

242.1 ACRES PRIME FARMGROUND COACHELLA VALLEY POTATO CREEK RANCH

OPPORTUNITY
ZONE



SWC JOHNSON ST & AVE 66, MECCA, CA

FEATURES

- Prime farmground
- Located next to Mecca Community Center
- Warm area provides one of the earliest harvests in the state
- Affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- Adjacent to new retail and medical facility, Boys and Girls Club, and new park with potential for future development
- Excellent soils for a variety of vegetables, citrus, and grapes
- In Opportunity Zone providing attractive tax incentives

PRICE: \$5,326,200 (\$22,000/AC)

COACHELLA VALLEY



VICINITY MAP



SUSAN HARVEY

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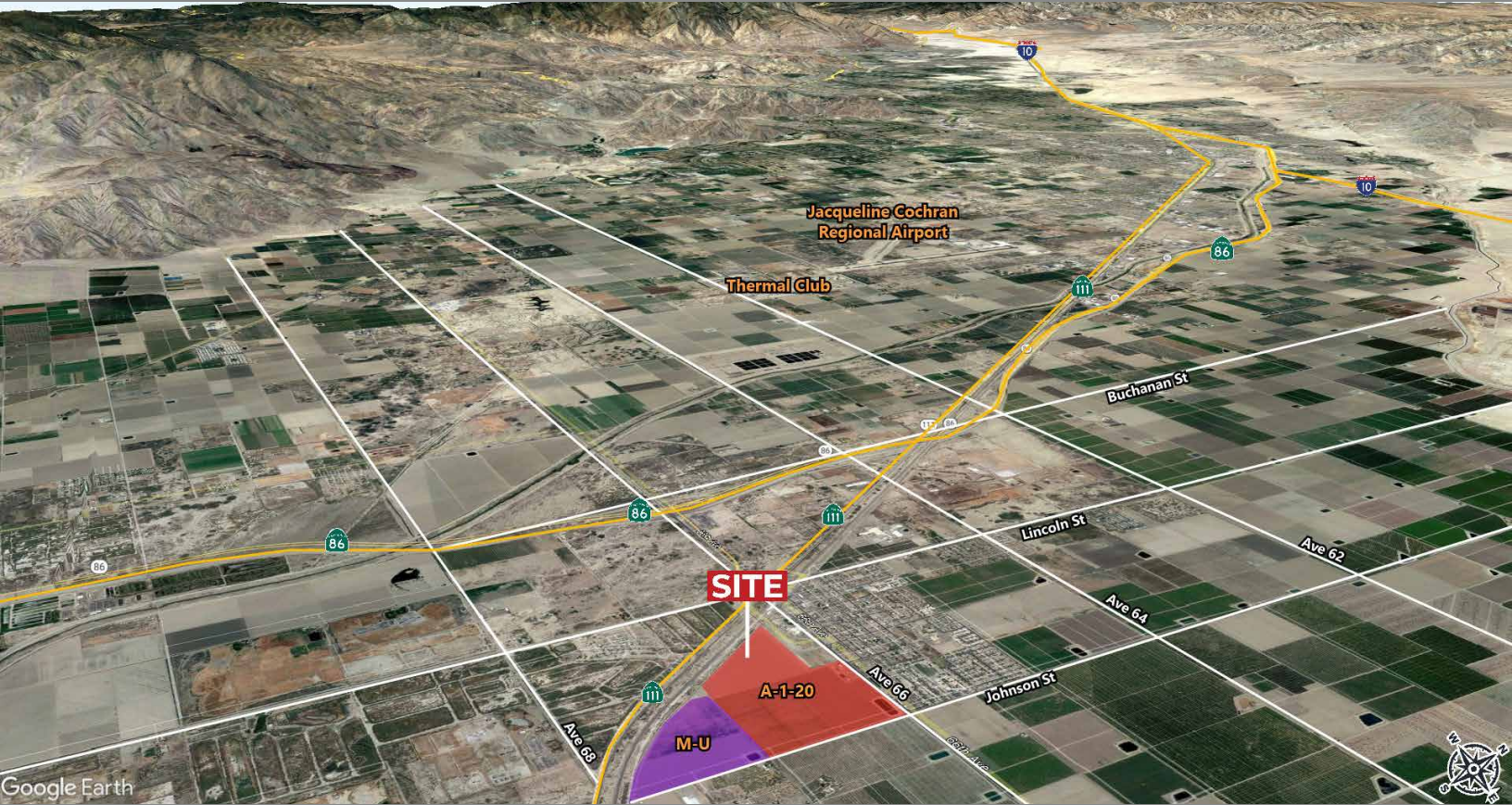


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242.1 ACRES FARMGROUND

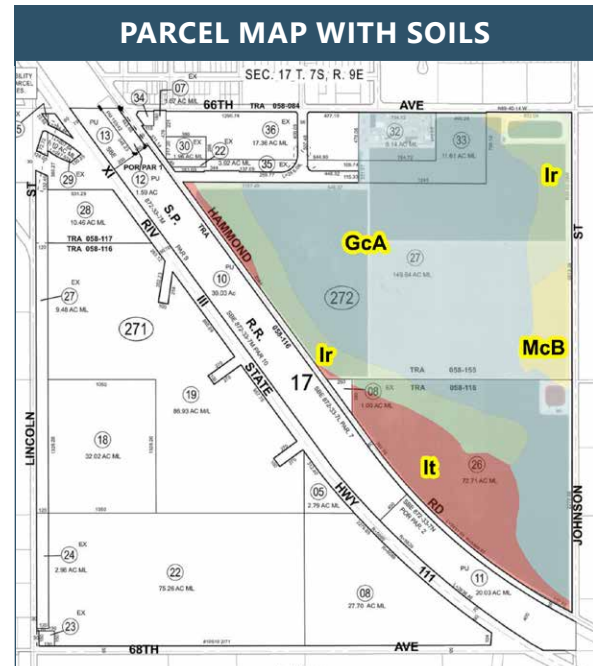
AERIAL & SITE AMENITIES



Directions: Take I-10 to CA-86 South. Continue straight to Avenue 66 then turn left on Avenue 66. Continue straight on the Avenue 66 Bypass and turn right on Avenue 66. The property will be on the right at the southwest corner of Johnson and Avenue 66.

SITE AMENITIES

- **Location:** The property is located at the southwest corner of Johnson St & Avenue 66 in Mecca.
- **APN:** 727-272-026 (72.71 AC), 027 (149.64 AC), 032 (8.14 AC), 033 (11.61 AC)
- **Parcel Size:** 242.1 acres
- **Zoning:** A-1-20 (Light Agriculture, 20 ac min.), M-U (Mixed Use)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture & Mixed Use Area
- **Utilities:**
Well: Domestic well; operable but not currently in use.
Domestic Water: 12" main on Hammond Rd, Ave 66, and Johnson St
Irrigation Water: Yes; Meter #: 3453, 3455, 3436, 4969, 3461
Sewer: 6" force main on Johnson St, 10" gravity sewer on Ave 66 bypass, 18" gravity sewer on Hammond Rd
- **Tile Drains:** TD-228, TD-641
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), McB (Myoma fine sand, wet, 0-5% slopes), Ir (Indio fine sandy loam, wet), It (Indio very fine sandy loam, wet)
- **Agricultural Preserve:** No
- **Lease:** Leased until 6/30/26. Seller may terminate the lease in the event of a sale
- **Comments:** The Coachella Valley's agricultural sector is among the largest crop-growing regions in the state. The unincorporated area of Mecca is especially attractive for farming due to its long hours of daylight and early harvest.



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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.