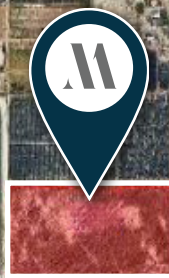


19+ ACRES INDUSTRIAL LAND

APN: 763-250-008 | TYLER STREET, THERMAL, CA 92274



FOR SALE
\$1,690,000



TylerSt

HigginsDr

Airport Blvd

Grapefruit Blvd

Whitewater River

86

Coachella Valley
Stormwater Channel



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PROPERTY OVERVIEW

FOR SALE
19.52 Acres | APN: 763-250-008, Tyler Street, Thermal, CA 92274

City:	Unincorporated Riverside County - Thermal
County:	Riverside County
APN:	763-250-008
Land Lease Type:	Fee Land
Lot Size:	19.52 Acres / 850,291 sq. ft.
Lot Dimensions:	Approx. 660'x1,350'
Zoning:	M-SC-1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; 2. Provide the necessary improvements to support industrial growth; 3. Insure that new industry is compatible with uses on adjacent lands; and, 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.
Uses Permitted:	Agriculture, including crops and grazing, as well as a wide range of industrial, service-based, and commercial operations such as manufacturing (food products, textiles, lumber/wood, paper products, chemical and related products, leather, stone, metal, electrical equipment, and transportation and related industries), service stations, and contractor work.
Opportunity Zone:	Yes
Airport Compatibility Zone:	Zone D
Utilities:	Located within close proximity of subject property
Gas:	±1 mile away on Avenue 54
Sewer and Water:	Subject property lies within the City of Coachella Water and Sewer service area. Per City of Coachella Utility Department: <ul style="list-style-type: none">• Nearest sewer is on Ave 54.• Nearest water on Ave 54 and at the Tower Market at the corner of Harrison and Airport
Topography:	Flat
MHSCP:	No
AG Preserve:	No
Canal Water:	Subject property is in ID-1 which is the canal availability and has irrigation laterals on both the western and eastern frontages.

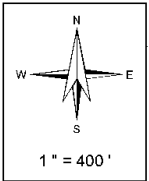
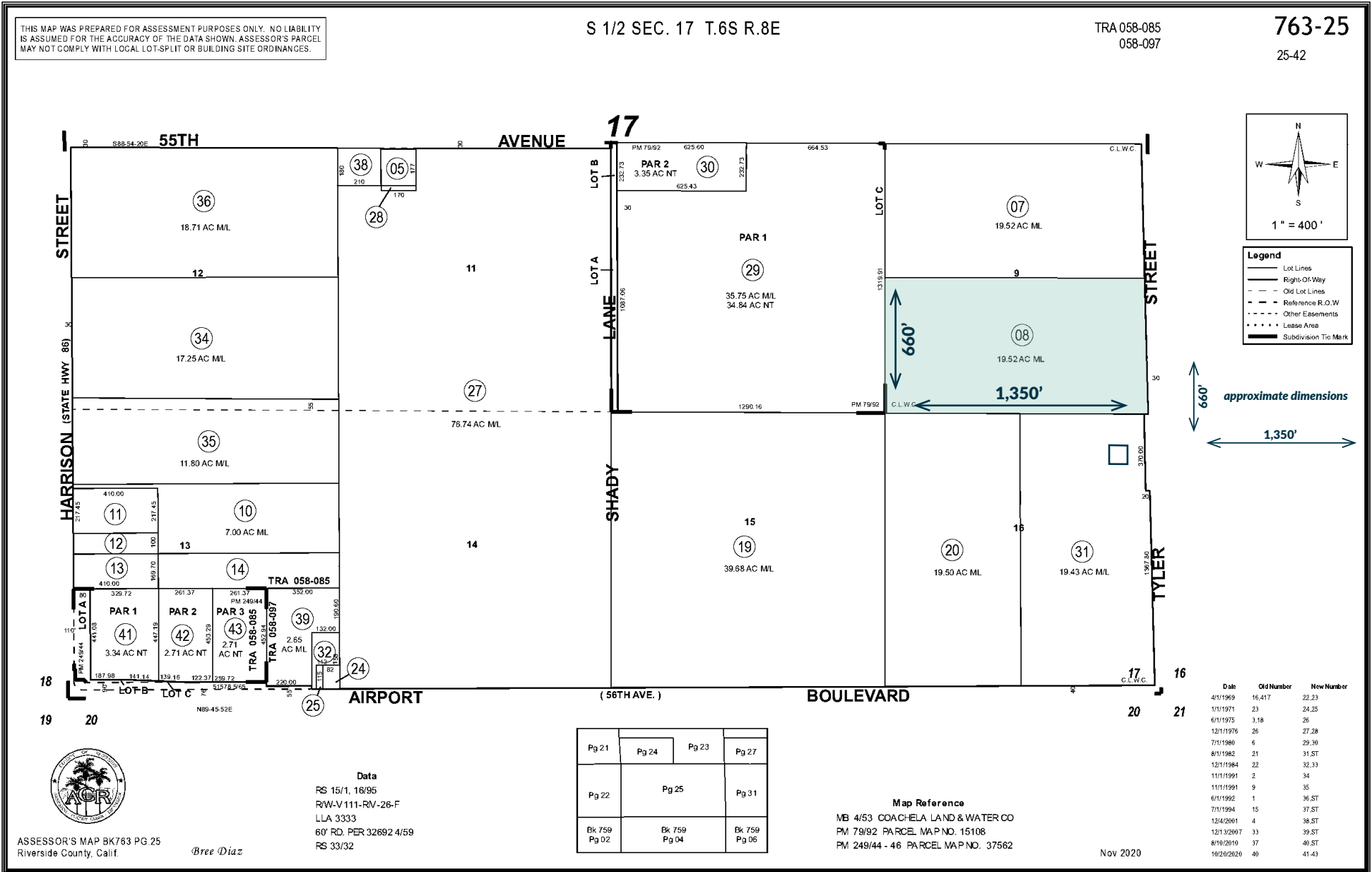


S 1/2 SEC. 17 T.6S R.8E

TRA 058-085
058-097

763-25
25-42

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tie Mark

660' approximate dimensions
1,350'

Date	Old Number	New Number
4/1/1969	16,417	22,23
1/1/1971	23	24,25
6/1/1975	3,18	26
12/1/1976	26	27,28
7/1/1980	6	29,30
8/1/1982	21	31,32
12/1/1984	22	32,33
11/1/1991	2	34
11/1/1991	9	35
6/1/1992	1	36,37
7/1/1994	15	37,38
12/4/2001	4	38,39
12/1/2007	33	39,40
8/10/2010	37	40,41
10/20/2020	40	41,43

Pg 21	Pg 24	Pg 23	Pg 27
Pg 22	Pg 25		Pg 31
Bk 759 Pg 02	Bk 759 Pg 04	Bk 759 Pg 06	

Data
RS 15/1, 18/95
R/W-V111-RV-26-F
LLA 3333
60' RD. PER 32692 4/59
RS 33/32

Map Reference
MB 4/53 COACHELA LAND & WATER CO
PM 79/92 PARCEL MAP NO. 15108
PM 249/44 - 46 PARCEL MAP NO. 37562

Nov 2020



ASSESSOR'S MAP BK763 PG 25
Riverside County, Calif. *Bree Diaz*

PHOTOS

FOR SALE
19.52 Acres | APN: 763-250-008, Tyler Street, Thermal, CA 92274



CAPITAL GAINS TAX DEFERRAL

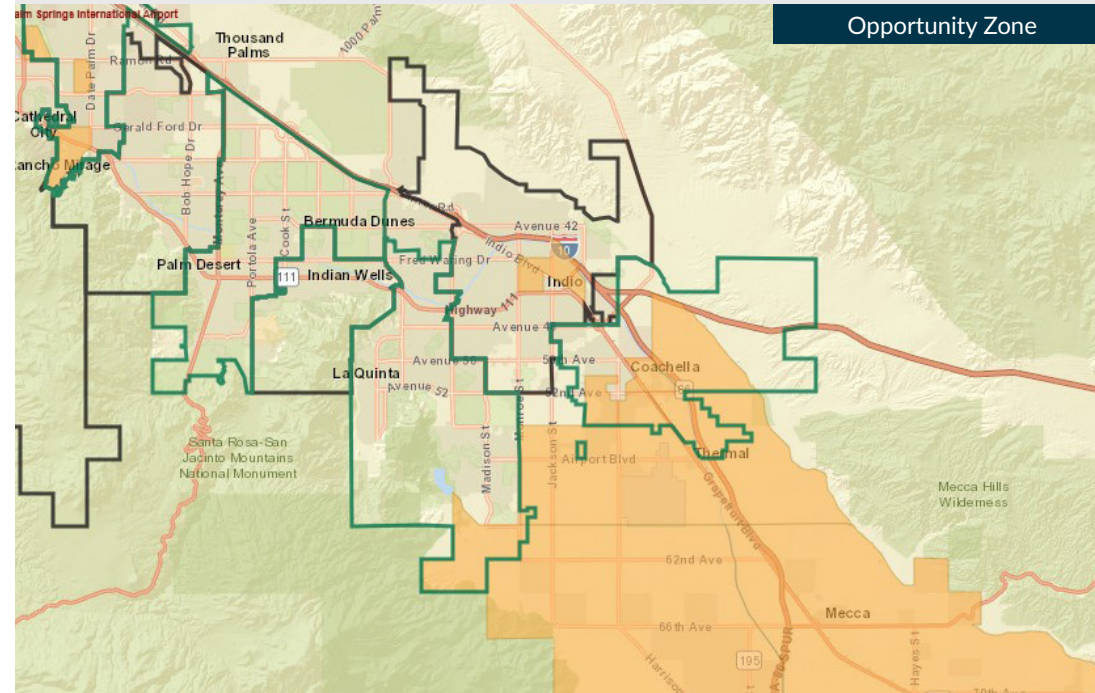
An investor that re-invests capital gains into a Qualified Opportunity Fund can defer the payment of federal taxes on the realized gains of the investment as late as December 31, 2026.

CAPITAL GAINS TAX REDUCTION

An investor that meets timing deadlines and holds their investment in a Qualified Opportunity Fund for at least five years can reduce their tax bill on the capital gains differed by 10%. If the investor holds their investment for at least seven years, the reduction increases to 15%.

ELIMINATION OF TAXES ON FUTURE GAINS

An investor that holds their investment in a Qualified Opportunity Fund for at least ten years will not be required to pay federal capital gains taxes on any realized gains from the investment.

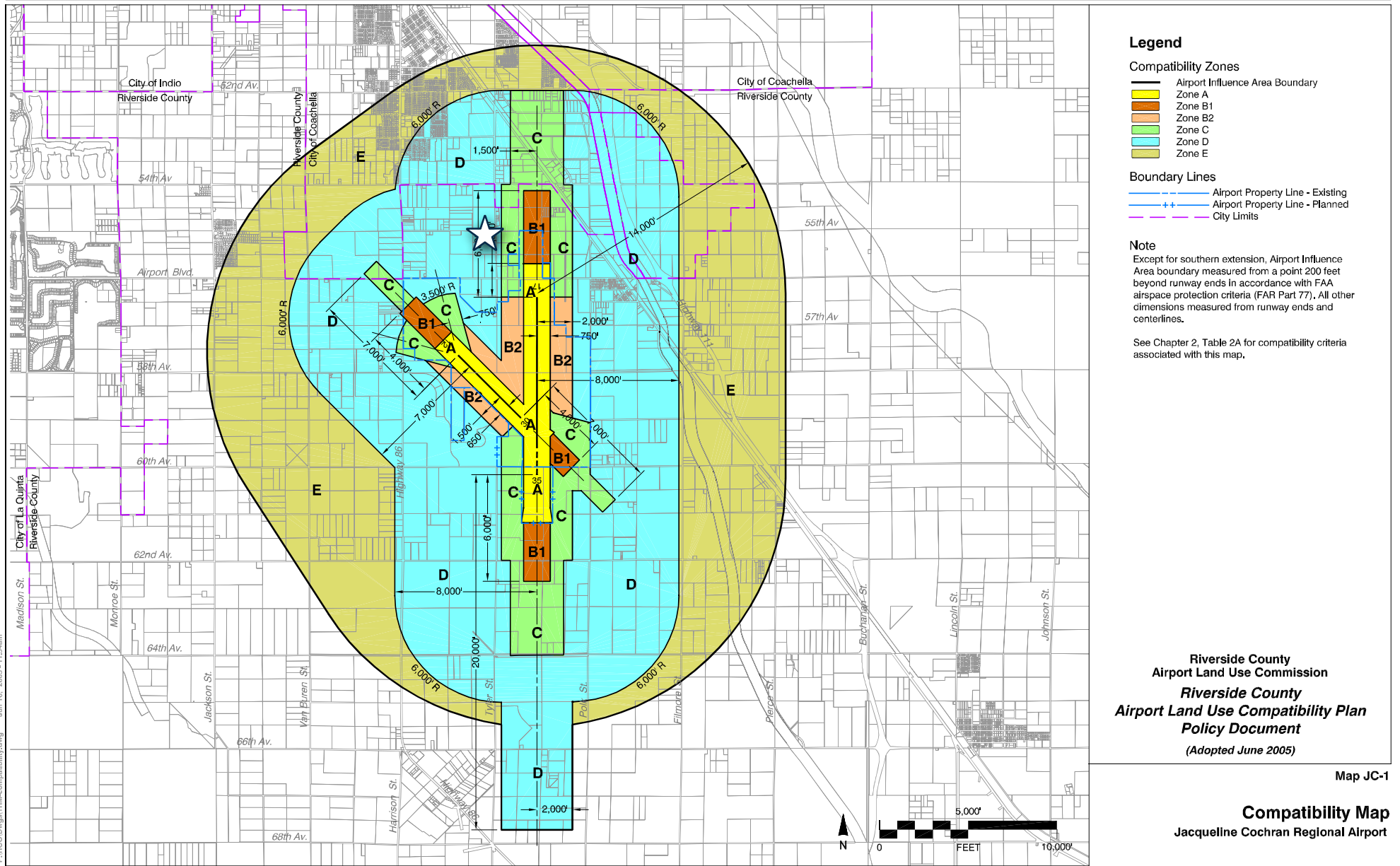


OPPORTUNITY ZONE

- Population: 28,075 (91% Hispanic)
- Median age: 27.8
- Median household Income: \$31,923
- 340 businesses in zone

Largest Industries Include:

1. Agriculture, Forestry, Fishing & Hunting
2. Retail Trade
3. Wholesale Trade
4. Transportation & Warehousing
5. Health Care & Social Assistance



Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

- Airport Property Line - Existing
- ++ Airport Property Line - Planned
- City Limits

Note

Except for southern extension, Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77), All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(Adopted June 2005)

Map JC-1

Compatibility Map
Jacqueline Cochran Regional Airport



P:\RICO Drawings\TRM-compatibility.dwg Jun 16, 2005 - 11:54am

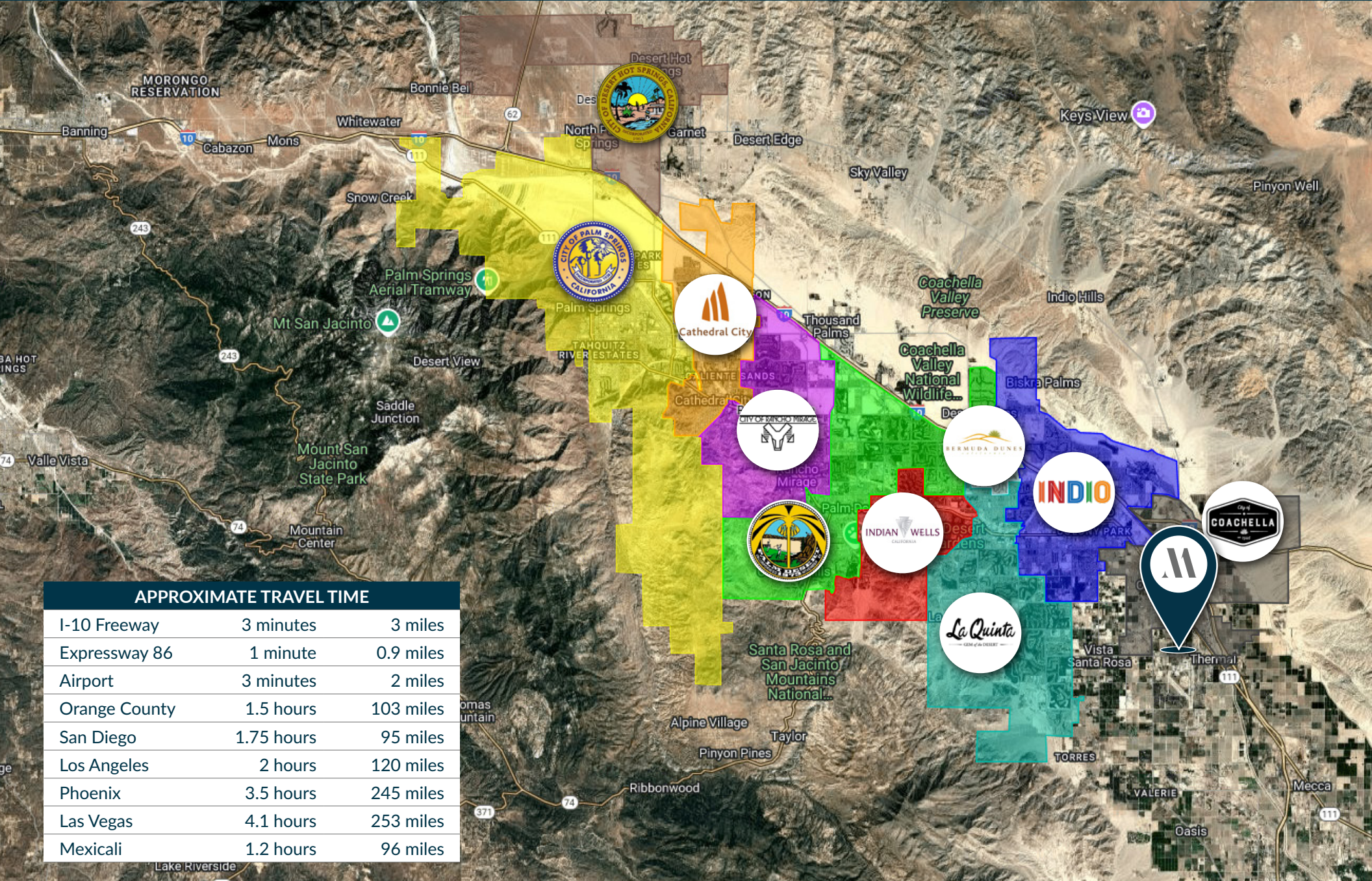


Subject Property

 <p>Jacqueline Cochran Regional Airport</p>	<p>Jacqueline Cochran Regional Airport 56-850 Higgins Dr Thermal, CA 92274</p>
	<p>Festival Grounds 52nd and Monroe Indio, CA 92201 600+ Acres</p>
	<p>Empire Polo Club 52nd and Jackson St Indio, CA 92201 400+ Acres</p>
	<p>Augustine Casino 84-001 Avenue 54 Coachella, CA 92236</p>
	<p>Desert International Horse Park 85-555 Airport Blvd. Thermal, CA 92274</p>
	<p>The Thermal Club / Thermal Race Track 61980 Tyler Street Thermal, CA 92274</p>
	<p>Thermal Ranch (New Horse Facility) Harrison St and Avenue 62 Thermal, CA 92274</p>
	<p>Ladera Golf Club 69501 Lemon Blossom Lane Thermal, CA 92274</p>

	1-mile	3-mile	5-mile
Population			
2024 Estimated Population	1,340	33,353	64,878
2029 Projected Population	1,378	35,146	69,096
Annual Growth 2020-2024	-2.8%	0.2%	1.8%
Annual Growth 2024-2029	0.6%	1.1%	1.3%
Median Age	30.2	29.8	34.1
Households and Growth			
2024 Estimated Households	314	7,886	17,743
2029 Household Projection	321	8,283	19,011
Annual Growth 2020 to 2024	3.6%	2.1%	2.2%
Annual Growth 2024 to 2029	0.4%	1.0%	1.4%
Average Household Size	4.1	4.1	3.6
Estimated Population by Race			
White	149	4,075	13,848
Black	6	140	598
Asian	8	120	737
Hawaiian and Pacific Islander	0	10	27
American Indian/Native Alaskan	24	629	737
Two or More Races	1,152	28,379	48,652
Hispanic Origin	1,291	32,411	54,739
Estimated Income			
Average Household Income	\$40,129	\$51,651	\$75,680
Median Household Income	\$23,152	\$36,428	\$54,150
Estimated Businesses and Employees			
Total Businesses	31	631	1,325
Total Employees	1,357	10,090	14,787
Traffic Volume			
Tyler Street and 54th Ave N	1,321		
Harrison Street and Airport Blvd S	8,311		





APPROXIMATE TRAVEL TIME		
I-10 Freeway	3 minutes	3 miles
Expressway 86	1 minute	0.9 miles
Airport	3 minutes	2 miles
Orange County	1.5 hours	103 miles
San Diego	1.75 hours	95 miles
Los Angeles	2 hours	120 miles
Phoenix	3.5 hours	245 miles
Las Vegas	4.1 hours	253 miles
Mexicali	1.2 hours	96 miles

YOUR ADVISOR



KATE RUST

Partner

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