



19.5 AC AIRPORT BLVD, THERMAL INDUSTRIAL LAND ACROSS FROM AIRPORT



NORTH AIRPORT BLVD (AVE 56) & WEST TYLER ST, THERMAL, CA

FEATURES

- Great location across from Jacqueline Cochran Regional Airport
- Across from the acclaimed Desert International Horse Park & new \$42 million 99,000 SF Sheriff Station
- New interchange at Airport Blvd & Expressway 86
- New overpass at Airport Blvd & Highway 111
- All utilities in street
- Close proximity to the Thermal Club, a high end motorsports club
- Zoning allows outside storage

ASKING PRICE: \$699,000 (\$0.82/SF)

COACHELLA VALLEY



VICINITY MAP



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AERIAL & SITE AMENITIES



Directions: Travel east on I-10 to Expressway 86 S (6.32 miles) Take the Airport Blvd exit and turn right (west) onto Airport Blvd, travel approx. 1.10 miles and the property is on your right (north) hand side at 86-600 Airport Blvd.

SITE AMENITIES

- **Location:** The property is located at 86-600 Airport Blvd (Ave 56), just east of Tyler St in Thermal, CA
- **Zoning:** M-H (Manufacturing Heavy - allows agricultural & various industrial & manufacturing uses)
- **In Airport Land Use Zones:**
Zone A (+/- 7.5 AC) / Zone B1 (+/- 6 AC) / Zone C (+/- 6 AC)
[CLICK HERE FOR AIRPORT LAND USE RESTRICTIONS](#)
[CLICK HERE FOR AIRPORT ZONING ORDINANCE](#)
- **General Plan:** H-I (Heavy Industrial)
- **Current Use:** Vacant Land
- **APN:** 763-310-012
- **Total Parcel Size (According to County Assessor's Information):** 19.5 acres (849,420 SF)
- **Utilities:**
Electric: To site
Water: 24" line in street
Sewer: 18" line in street
Gas: 1 mile away on Avenue 54
- **Comments:** Convenient location just 1 mile from Expressway 86 and across from the Jacqueline Cochran Regional Airport

COMMISSION ZONES



WHAT IS AN OPPORTUNITY ZONE?

Why is investing in an Opportunity Zone better than a 1031 Exchange?

Temporary Deferral: Similar to a 1031 Exchange.
Step-up in Basis: After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

Permanent Exclusion: After 10 years the capital gains are permanently excluded from taxable income.

For More Information Please Visit:
www.DesertPacificProperties.com/OpportunityZone

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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.