

APN: 753-090-001 | 9.77 ACRES
THERMAL, CALIFORNIA 92274

FOR SALE
\$795,000



**ORGANIC
DATE FARM**

62nd Ave

Monroe St

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WM WILSON MEADE
COMMERCIAL REAL ESTATE

72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270
wilson-meade.com | CalDRE Lic.# 02051182

PROPERTY HIGHLIGHTS

- 9.77 AC / 425,581 sq. ft.
- APN: 753-090-001
- Utilities located within close proximity of subject property
- Income Producing Active "Organic" Date Farm
- Tree count is 374 producing Majools and 118 shoots (Tree count per grower currently leasing property)
- Zoned A-1-10 in Vista Santa Rosa
- Cross Streets: Monroe Street and 62nd Avenue
- Electric on-site
- Sewer in Monroe Street
- All American Canal Irrigation Water Meter #1566
- Close Proximity to Thermal Club, Jacqueline Cochran Airport, and Deer Creek Polo Club
- No Williamson Act, No MHSCP
- Opportunity Zone



Entrance



Date Palms | Monroe Street



Looking East

CAPITAL GAINS TAX DEFERRAL

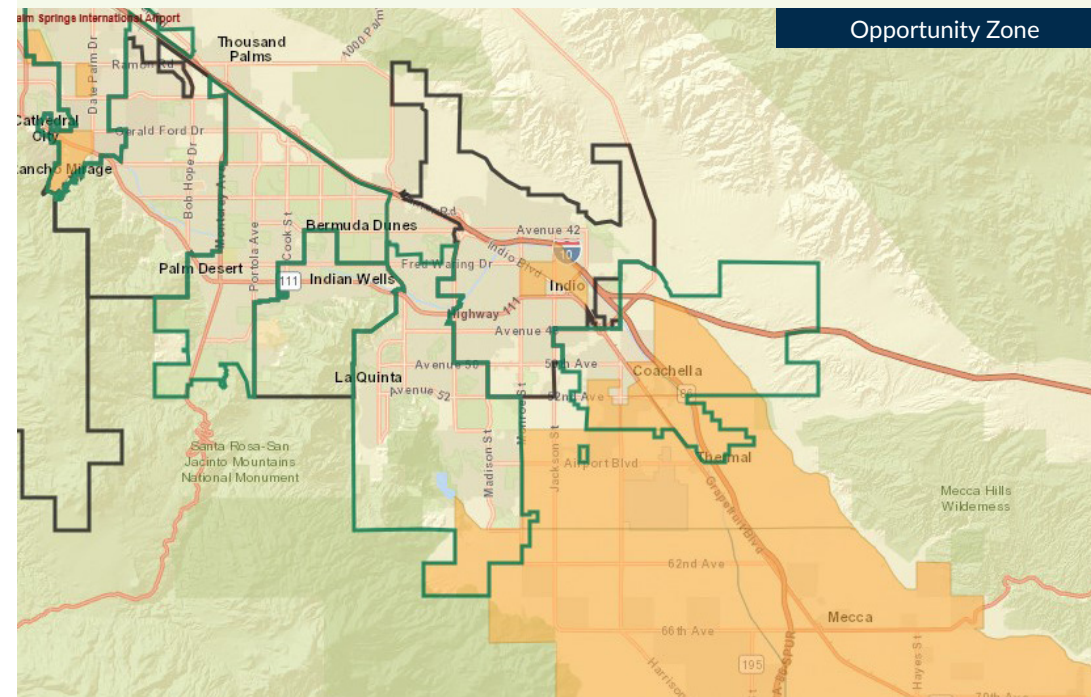
An investor that re-invests capital gains into a Qualified Opportunity Fund can defer the payment of federal taxes on the realized gains of the investment as late as December 31, 2026.

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



PHOTOS

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COACHELLA COACHELLA VALLEY MUSIC AND ARTS FESTIVAL	Festival Grounds 52nd and Monroe Indio, CA 92201 600+ Acres
 EMPIRE POLO CLUB FOR THE ULTIMATE PLAYING EXPERIENCE	Empire Polo Club 52nd and Jackson St Indio, CA 92201 400+ Acres
AUGUSTINE CASINO	Augustine Casino 84-001 Avenue 54 Coachella, CA 92236
DESERT INTERNATIONAL HORSE PARK	Desert International Horse Park 85-555 Airport Blvd. Thermal, CA 92274
 THERMAL	The Thermal Club / Thermal Race Track 61980 Tyler Street Thermal, CA 92274
THERMAL RANCH	Thermal Ranch (New Horse Facility) Harrison St and Avenue 62 Thermal, CA 92774
 LADERA GOLF CLUB	Ladera Golf Club 69501 Lemon Blossom Lane Thermal, CA 92274
 Jacqueline Cochran Regional Airport	Jacqueline Cochran Regional Airport 56-850 Higgins Dr Thermal, CA 92274



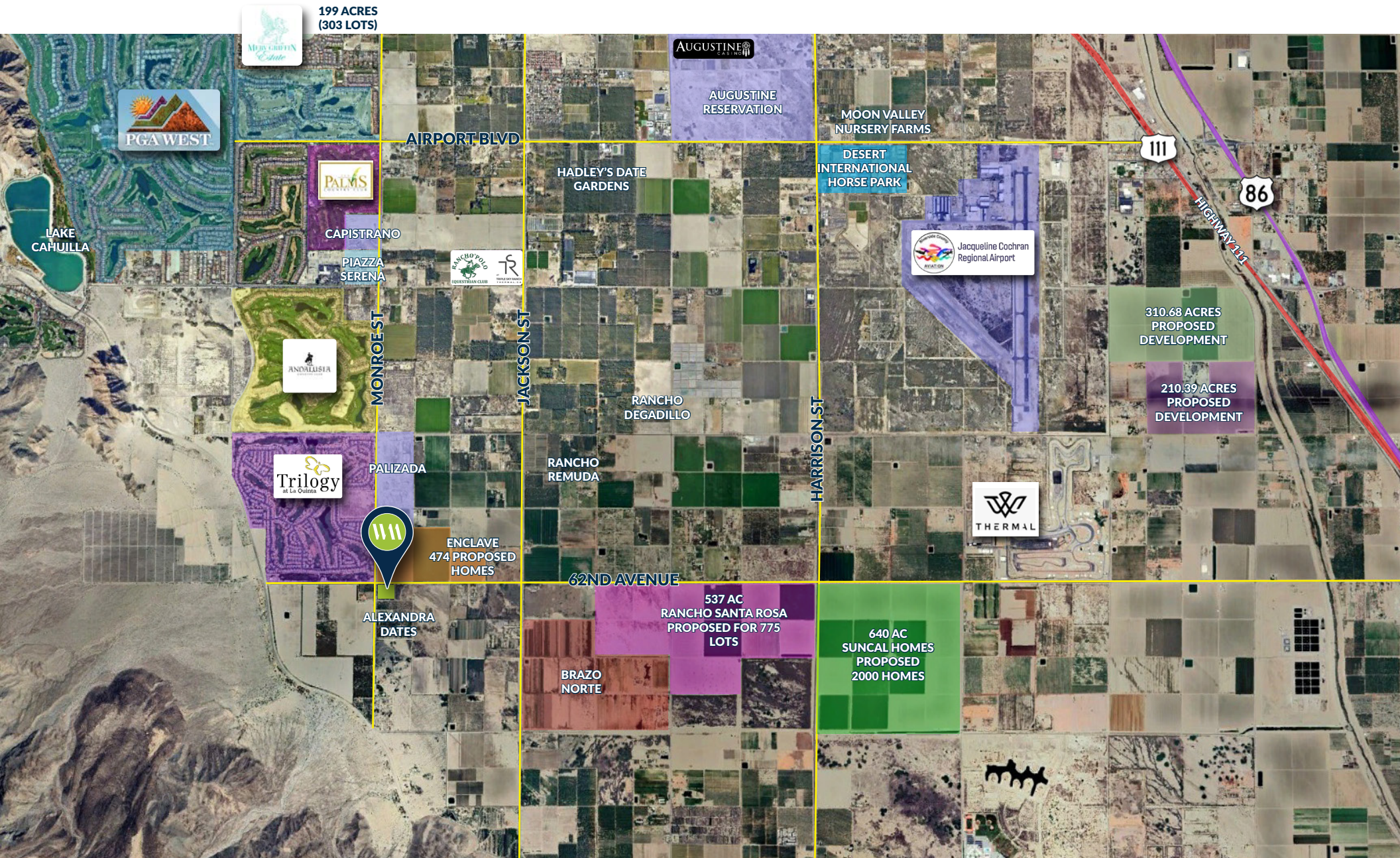
Subject Property



	1-mile	5-mile
Population		
2024 Population	1,727	16,670
2029 Projected Population	1,878	18,673
Annual Growth 2020-2024	5.6%	13.9%
Annual Growth 2024-2029	1.7%	2.4%
Median Age	72.2	60.8
Households and Growth		
2024 Households	886	7,013
2029 Household Projection	964	7,917
Annual Growth 2020 to 2024	1.3%	2.4%
Annual Growth 2024 to 2029	1.8%	2.6%
Average Household Size	1.9	2.3
Estimated Income		
Average Household Income	\$117,829	\$139,253
Median Household Income	\$106,012	\$104,146
Estimated Businesses and Employees		
Total Businesses	13	365
Total Employees	96	8,562
Traffic Volume		
Trilogy Pkwy W and 60th		3,497 cars
62nd Ave and Jackson St		1,632 cars

AERIAL MAP

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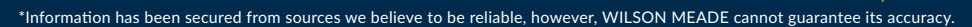


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YOUR ADVISORS



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