

679.13 AC COACHELLA VALLEY

EXPRESSWAY 86 & AVENUE 76



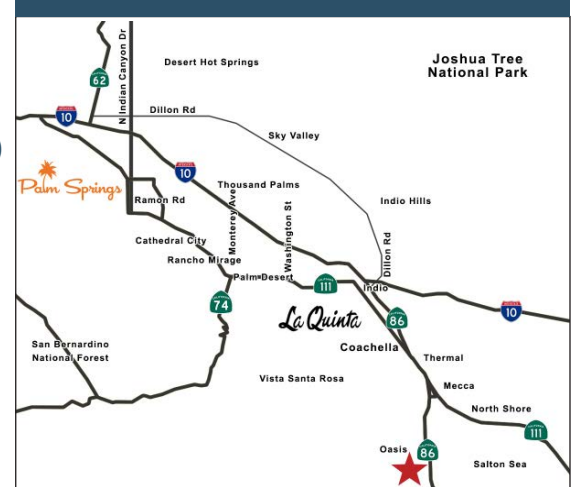
DESERT SUN RANCH

FEATURES

- 679 contiguous acres with a half mile fronting Expressway 86, prime farmground and date trees in path of growth
- Ideal climate produces first-to-market crops
- Abundant, low-cost water supply (Coachella Valley Water District)
- In Opportunity Zone providing tax incentives
- Low property taxes (Williamson Act)
- General Plan calls for Business Park, Medium Density Residential, and Commercial, amongst other uses
- 40 miles from Palm Springs
- 75 miles to the Mexicali Trade Area which has become an export hub for aerospace, medical devices, automotive, telecommunication & electronics

PRICE: \$16,978,250 (\$25,000/AC)

COACHELLA VALLEY



VICINITY MAP



3/19/25 JC



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



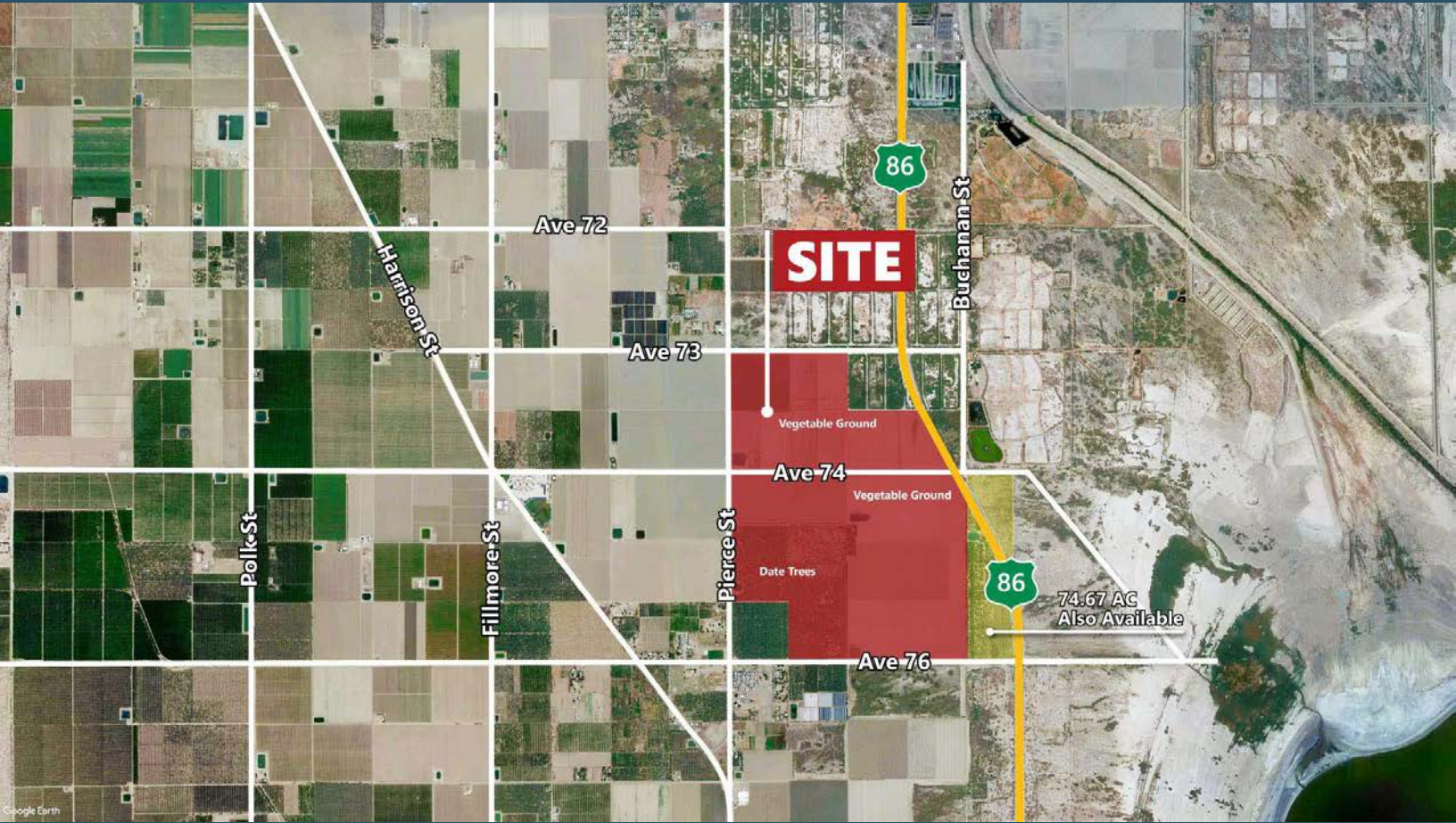
EMILY HARVEY

DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

DesertPacificProperties.com 760.360.8200

679.13 AC COACHELLA VALLEY

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located on the East side of Pierce Street (Hwy 195) and North & South of Avenue 74 in Oasis, CA (unincorporated area).
- **APN:** 749-290-006 (212.9 AC), 755-142-014 (466.23 AC)
- **Leases:** 546.63 ac vegetable ground - Leased until 6/30/30;
132.50 ac date trees - Lease until TBD
- **Zoning:** A-1-10 (Light Agriculture, 10 acre minimum lot size)
- **General Plan:** Agriculture; Business Park; Retail Commercial
- **Total Parcel Size:** 679.13 acres
- **Ag Preserve:** Yes
- **Soils:** CrA - Coachella fine sandy, wet, 0-2% slopes; GcA - Gilman fine sandy loam, wet, 0-2% slopes; GdA - Gilman fine sandy loam, moderately fine substratum, 0-2% slopes; GfA - Gilman silt loam, wet, 0-2% slopes; Ir - Indio fine sandy loam, wet; It - Indio very fine sandy loam wet; Sb - Salton silty clay loam
- **Utilities:** Electric to site; Canal Water meter #'s: 1209, 1377, 4926, 1185, 4927, 1366, 1776, 1721, 1736, 1707; (Four reservoirs). [Click here for CVWD website.](#)
- **Tile Map:** #TD-18, TD-112, TD-445, TD-467

760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.