

28.5 AC INDUSTRIAL LAND

HIGHWAY 111 & AVENUE 54, COACHELLA



SWC HWY 111 & AVE 54, COACHELLA, CA

FEATURES

- In the Opportunity Zone, provides potential tax incentives
- Great location near Jacqueline Cochran Regional Airport
- Easy access to I-10 freeway
- Across from Rancho Coachella Business Center, home to Coca Cola, Ernie Ball Guitars, Fulton Distributing, Ocean Mist Packing, Anthony Vineyards & more!
- New interchange at Airport Blvd & Expressway 86
- New overpass at Airport Blvd & Highway 111
- All utilities in street
- Located in Riverside County jurisdiction but adjacent to the Coachella city limits
- Low-cost power through Imperial Irrigation District
- Proposed map for 23 industrial lots

PRICE: \$3,724,380 (\$3.00/SF)

COACHELLA VALLEY



VICINITY MAP



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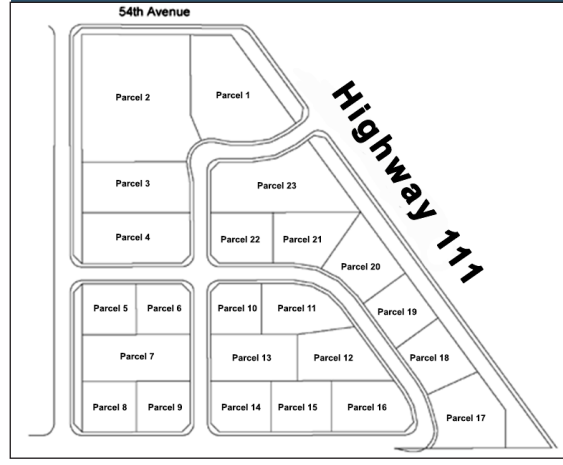


Directions: Take I-10 to Expressway 86 S. Take the exit for Avenue 52 and turn right on Avenue 52. Turn left on to Enterprise Way and travel 1 mile. Turn right on Avenue 54 and Property will be on the left at the southwest corner of Avenue 54 & Highway 111.

SITE AMENITIES

- **Location:** The property is located at the southwest corner of Highway 111 & Avenue 54 in the sphere of influence of the City of Coachella, CA
- **Zoning:** I-P (Industrial Park)
- **General Plan:** L-I (Light Industrial)
- **In Airport Land Use Zones:** Zone B1 & Zone C
[CLICK HERE FOR AIRPORT LAND USE COMPATIBILITY GUIDELINES & CRITERIA](#)
- **APN:** 763-280-001
- **Total Parcel Size:** 28.5 Acres
- **Utilities:** Electric: In Street (Buyer to verify capacity)
Water: 12" line in Avenue 54
Sewer: 12" line in Avenue 54
Gas: In Avenue 54
- **Comments:** Easy access to Expressway 86 and I-10. City of Coachella is pro-growth and very business-friendly.

PROPOSED SITE PLAN



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.