

56.15 ACRES BUCHANAN RANCH

THERMAL, CA

OPPORTUNITY
ZONE

SITE

AVENUE 58

NWC AVENUE 58 & BUCHANAN ST, THERMAL, CA

FEATURES

- Previously planted to lemons
- Open ground with following income
- Reservoir and filter station
- Infrastructure for drip irrigation in place
- In Opportunity Zone, providing potential tax incentives
- In Ag Preserve, keeps property taxes low
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$1,319,525 (\$23,500/AC)

COACHELLA VALLEY



VICINITY MAP


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located at 89800 Avenue 58, at the northwest corner of Avenue 58 and Buchanan Street in Thermal, CA.
- **Parcel Size:** ±56.15 acres
- **APN:** 757-190-007, 009
- **Zoning:** A-2-20 (Heavy Agriculture, 20 ac min.)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Utilities:** Domestic Water: 18" line in Pierce St
Irrigation Water: Yes; Meter #46630 & 1304
Sewer: No sewer in the area
Well: Well on property serves apartments across the street that are owned by adjacent property.
Tile Drains: Yes; TD-52 & TD-527
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes); MaB (Myoma fine sand, 0-5% slopes); W (Water)
- **Agricultural Preserve:** Yes
- **Reservoir:** Yes

SCAN OR CLICK THE QR CODE



PROPERTY VIDEO

Take a look at a video of the property.

- **Fallowing Contract:**
Income: \$723 per acre
Term: 7/1/24 - 12/31/26

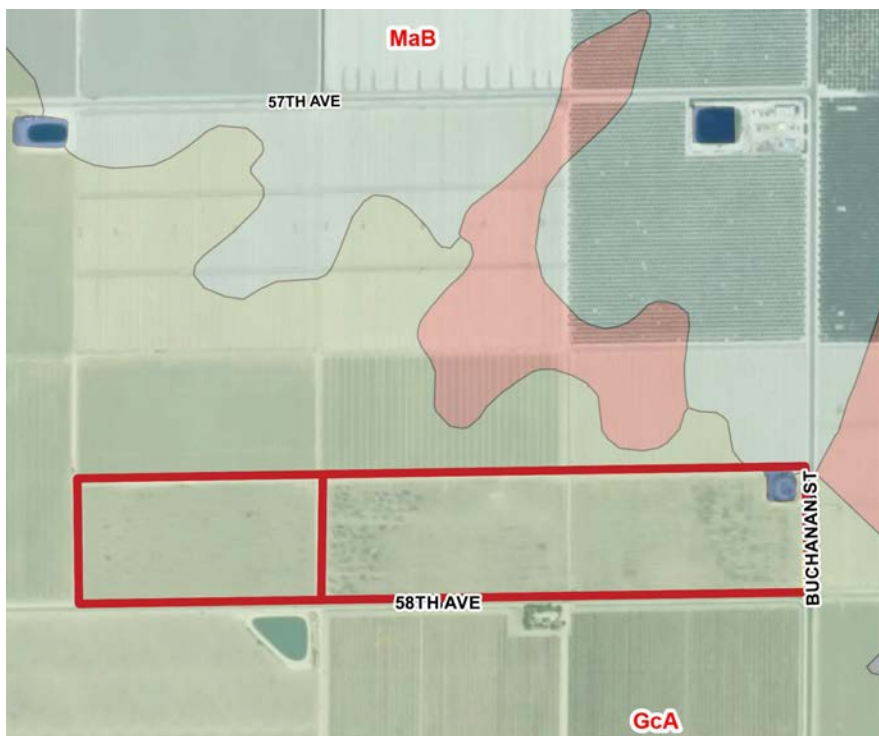
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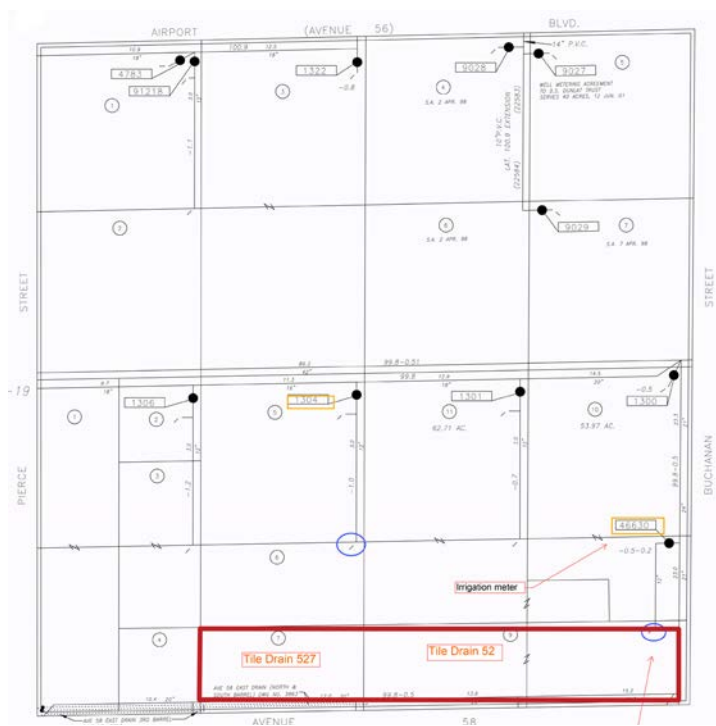
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IRRIGATION & SOILS MAPS

SOILS MAP



IRRIGATION MAP



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PROPERTY PHOTOS



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