

# 77.3 ACRES AVENUE 70 RANCH

MECCA, CA

OPPORTUNITY  
ZONE

SITE

AVENUE 70

WHEELER ST

NEC WHEELER ST & AVENUE 70, MECCA, CA

## FEATURES

- Previously planted to citrus
- Open ground with fallowing income
- Located on the warm Mecca slope
- Reservoir and filter system
- Mainlines and sub-main 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: \$1,898,800 (\$24,564/AC)



**Desert Pacific  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE**



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## AERIAL & SITE AMENITIES



### SITE AMENITIES

- Location:** Property is located at 86920 Avenue 70 at the northeast corner of Avenue 70 & Wheeler Street in Mecca, CA.
- Parcel Size:** ±77.3 acres (Per County Assessor's Information)  
80.8 acres (Per Survey)
- APNs:** 729-080-017
- Zoning:** A-2-20 (Heavy Agriculture, 20 ac min.)  
[\(Click here for RivCo Zoning Ordinance\)](#)
- General Plan:** Agriculture
- Agricultural Preserve:** Yes
- Utilities:**  
Water: 8" line in Ave 70  
Irrigation Water: Yes; Meter #3415 & 3414  
Sewer: No sewer in the area
- Tile Drains:** Yes; TD-104
- Soils Type:** CrA (Coachella fine sand, wet, 0-2% slopes);  
McB (Myoma fine sand, wet, 0-5% slopes); W (Water)
- Reservoir:** Yes

**SCAN OR CLICK THE QR CODE**



### PROPERTY VIDEO

Take a look at a video of the property.

- Fallowing Contract:**  
Income: \$1,159 per acre  
Term: 7/1/24 - 12/31/26

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## IRRIGATION & SOILS MAPS



# SOILS MAP



# IRRIGATION MAP

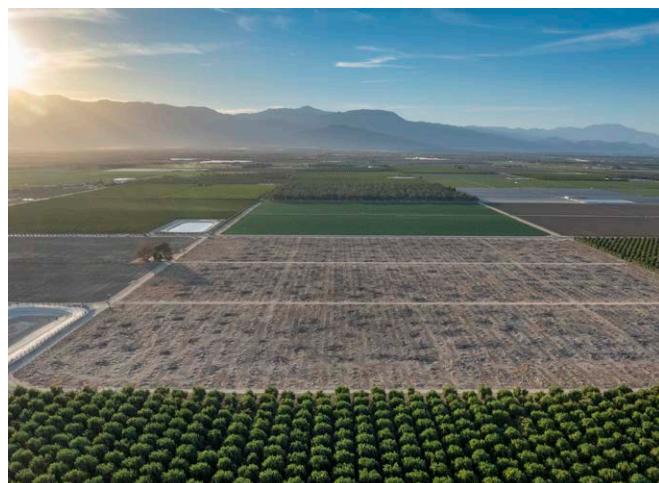


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**Disclaimer:** The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently 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.

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## PROPERTY PHOTOS



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