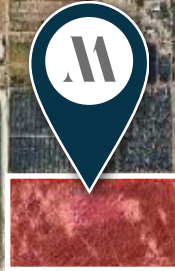


19+ ACRES INDUSTRIAL LAND

APN: 763-250-008 | TYLER STREET, THERMAL, CA 92274



FOR SALE
\$1,690,000



Tyler St

Higgins Dr

Airport Blvd

Grapefruit Blvd

Whitewater River

86

Coachella Valley
Stormwater Channel



Jacqueline Cochran
Regional Airport

KATE RUST

Partner

DRE# 01267678

kate@meadecommercial.com

760-409-1532

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
meadecommercial.com | CA DRE Lic. 02439728

PROPERTY OVERVIEW

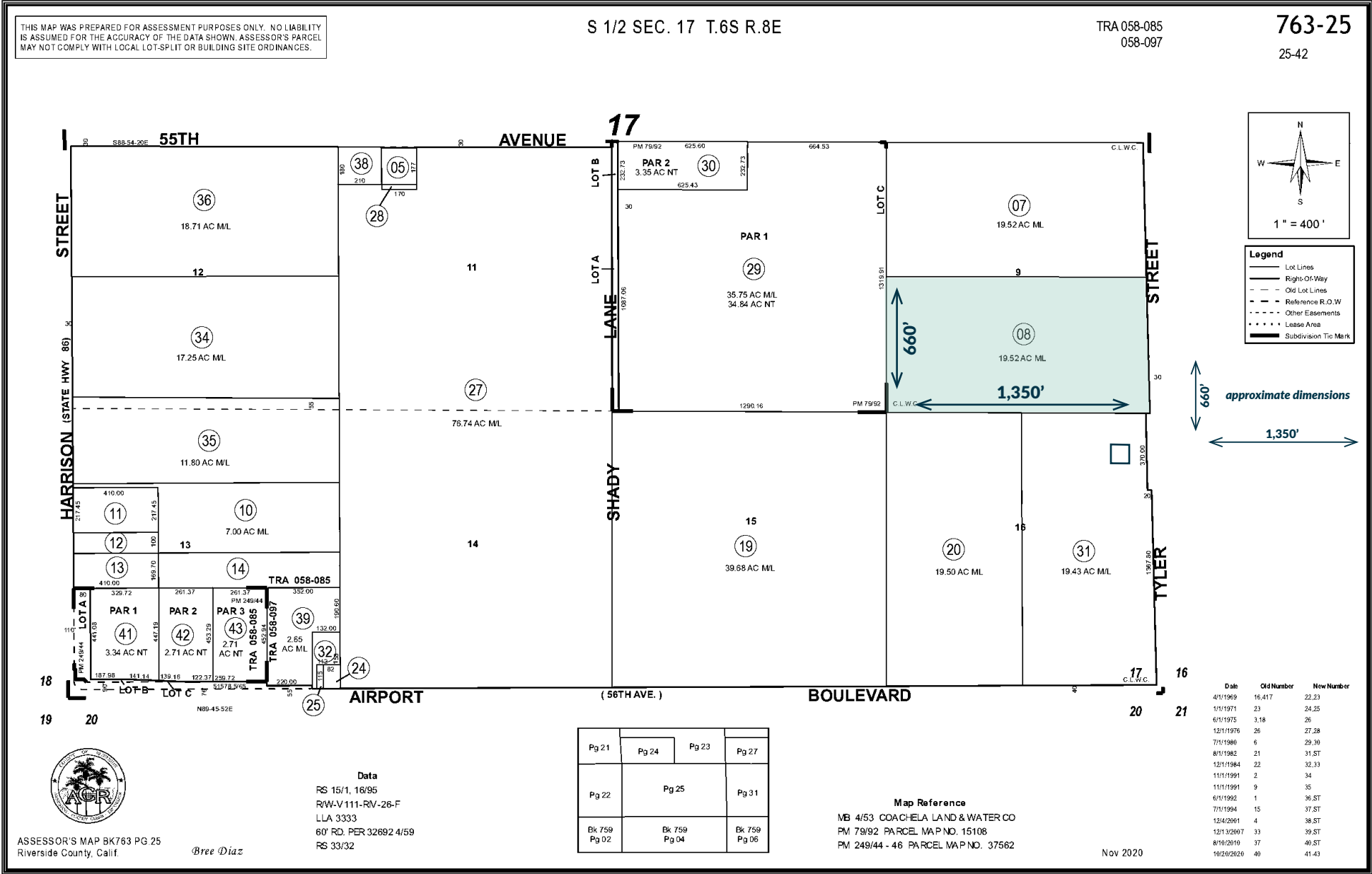
FOR SALE
19.52 Acres | APN: 763-250-008, Tyler Street, Thermal, CA 92274

City:	Unincorporated Riverside County - Thermal
County:	Riverside County
APN:	763-250-008
Land Lease Type:	Fee Land
Lot Size:	19.52 Acres / 850,291 sq. ft.
Lot Dimensions:	Approx. 660'x1,350'
Zoning:	M-SC-1. Promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base; 2. Provide the necessary improvements to support industrial growth; 3. Insure that new industry is compatible with uses on adjacent lands; and, 4. Protect industrial areas from encroachment by incompatible uses that may jeopardize industry.
Uses Permitted:	Agriculture, including crops and grazing, as well as a wide range of industrial, service-based, and commercial operations such as manufacturing (food products, textiles, lumber/wood, paper products, chemical and related products, leather, stone, metal, electrical equipment, and transportation and related industries), service stations, and contractor work.
Opportunity Zone:	Yes
Airport Compatibility Zone:	Zone D
Utilities:	Located within close proximity of subject property
Gas:	±1 mile away on Avenue 54
Sewer and Water:	Subject property lies within the City of Coachella Water and Sewer service area. Per City of Coachella Utility Department: • Nearest sewer is on Ave 54. • Nearest water on Ave 54 and at the Tower Market at the corner of Harrison and Airport
Topography:	Flat
MHSCP:	No
AG Preserve:	No
Canal Water:	Subject property is in ID-1 which is the canal availability and has irrigation laterals on both the western and eastern frontages.



PLAT MAP

FOR SALE
19.52 Acres | APN: 763-250-008, Tyler Street, Thermal, CA 92274



PHOTOS

FOR SALE
19.52 Acres | APN: 763-250-008, Tyler Street, Thermal, CA 92274



CAPITAL GAINS TAX DEFERRAL

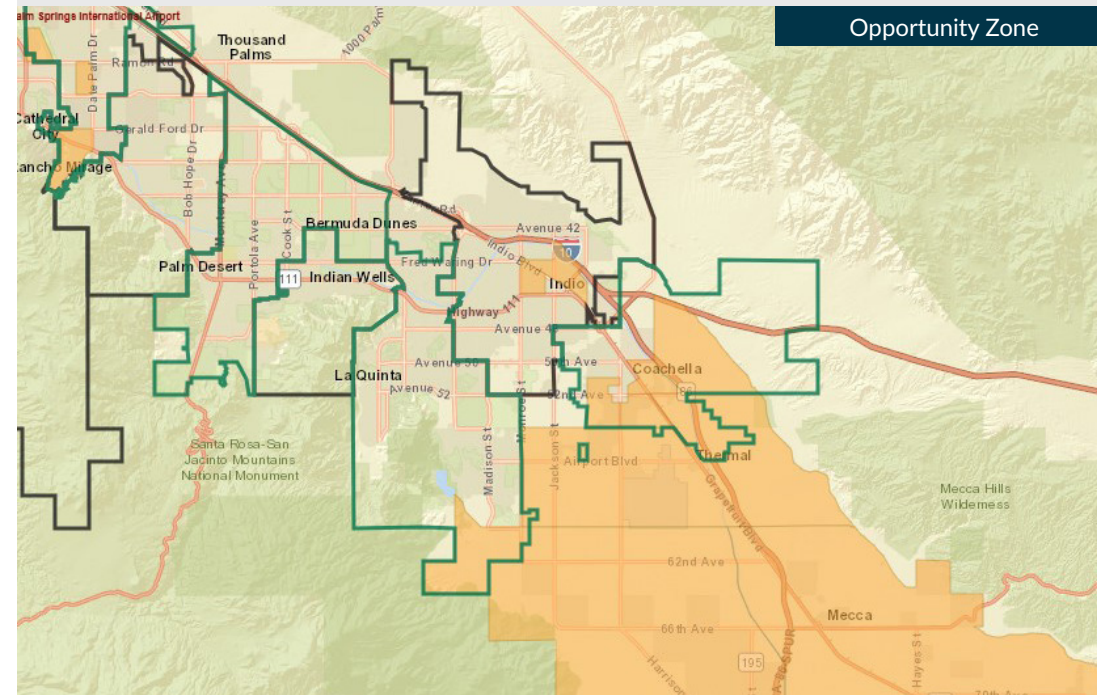
An investor that re-invests capital gains into a Qualified Opportunity Fund can defer the payment of federal taxes on the realized gains of the investment as late as December 31, 2026.

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.



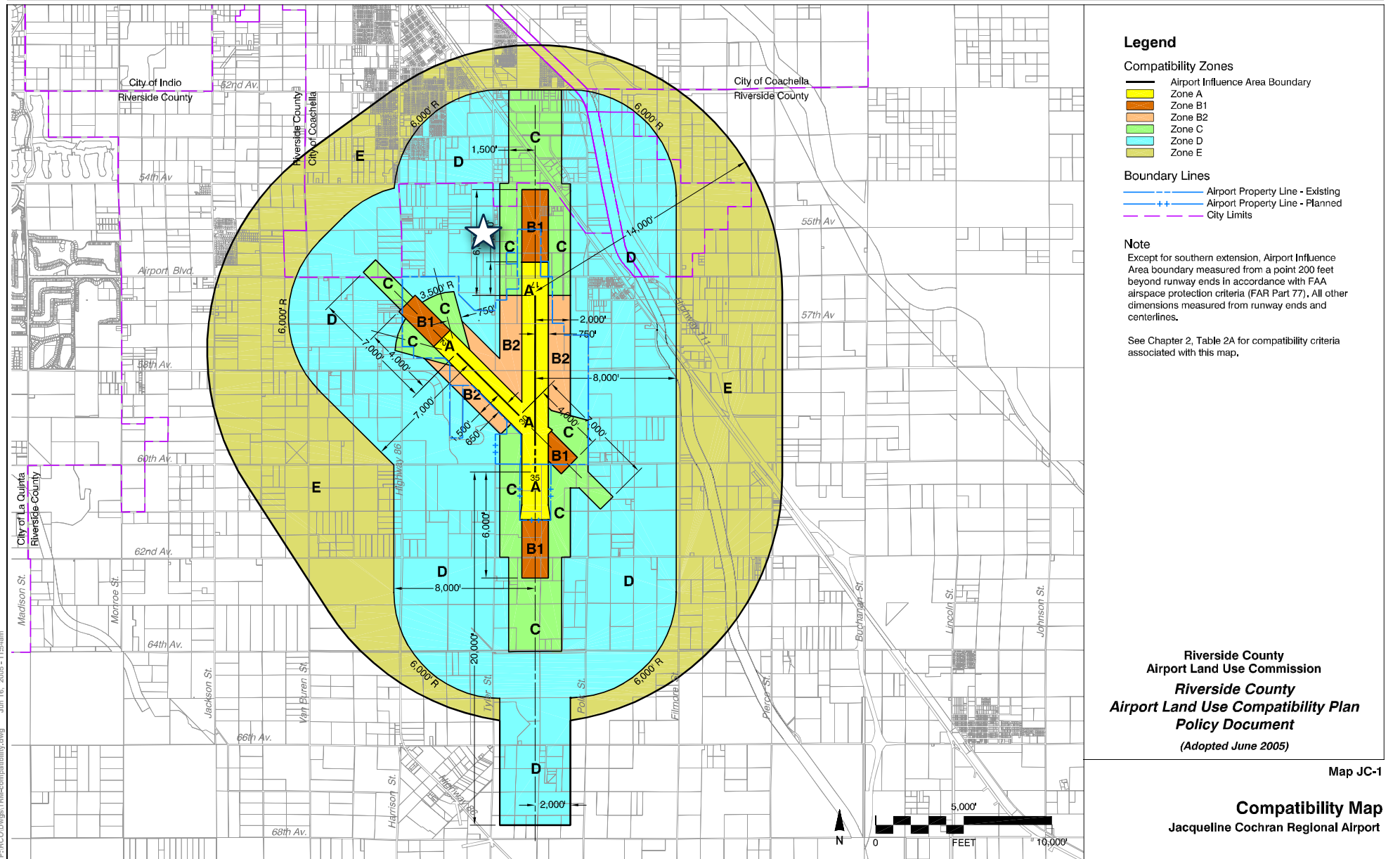
Opportunity Zone

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



AERIAL MAP

FOR SALE
19.52 Acres | APN: 763-250-008, Tyler Street, Thermal, CA 92274



Subject Property

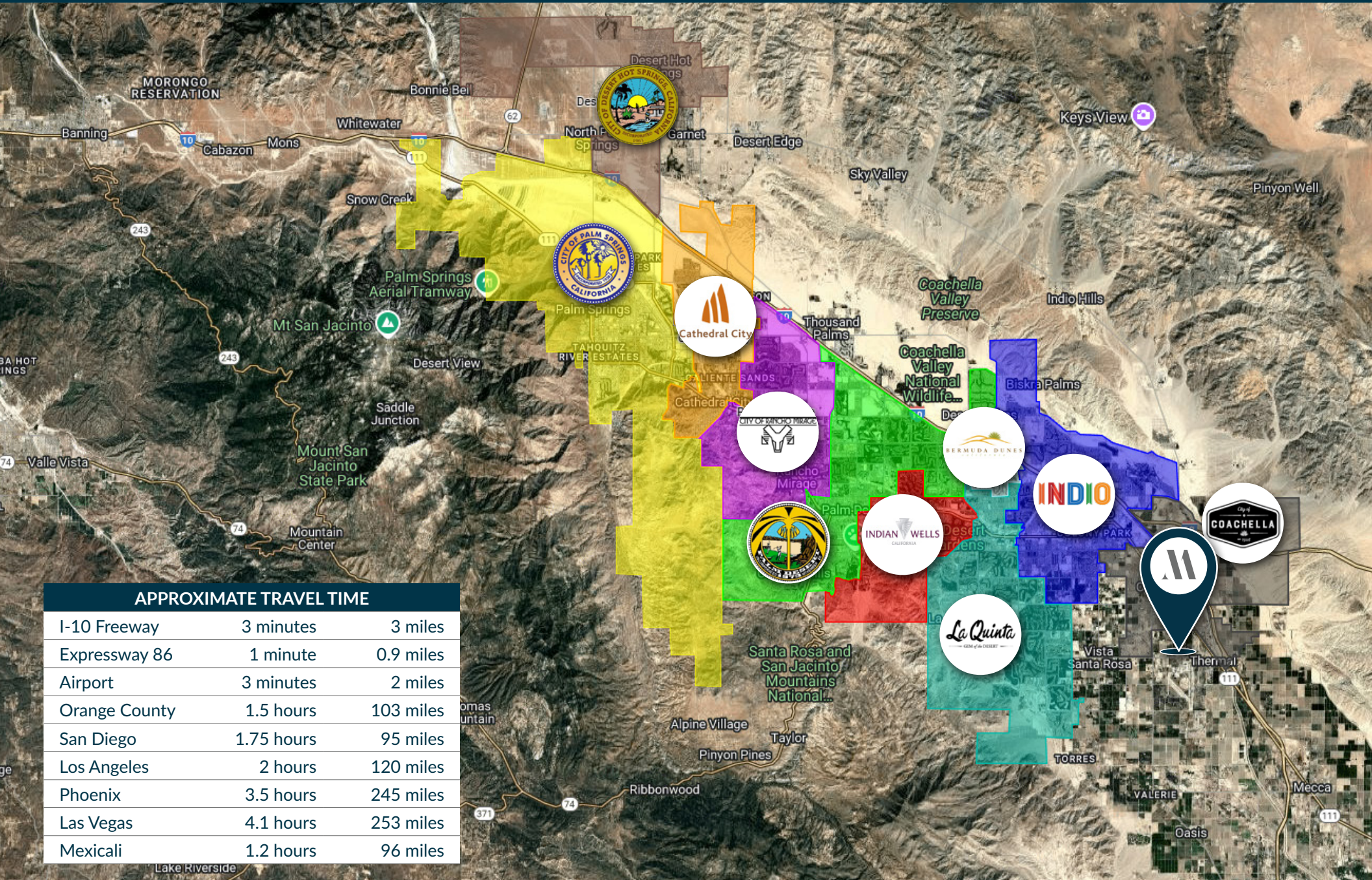
	Jacqueline Cochran Regional Airport 56-850 Higgins Dr Thermal, CA 92274
	Festival Grounds 52nd and Monroe Indio, CA 92201 600+ Acres
	Empire Polo Club 52nd and Jackson St Indio, CA 92201 400+ Acres
	Augustine Casino 84-001 Avenue 54 Coachella, CA 92236
	Desert International Horse Park 85-555 Airport Blvd. Thermal, CA 92274
	The Thermal Club / Thermal Race Track 61980 Tyler Street Thermal, CA 92274
	Thermal Ranch (New Horse Facility) Harrison St and Avenue 62 Thermal, CA 92274
	Ladera Golf Club 69501 Lemon Blossom Lane Thermal, CA 92274

DEMOGRAPHICS

FOR SALE
19.52 Acres | APN: 763-250-008, Tyler Street, Thermal, CA 92274

	1-mile	3-mile	5-mile
Population			
2024 Estimated Population	1,340	33,353	64,878
2029 Projected Population	1,378	35,146	69,096
Annual Growth 2020-2024	-2.8%	0.2%	1.8%
Annual Growth 2024-2029	0.6%	1.1%	1.3%
Median Age	30.2	29.8	34.1
Households and Growth			
2024 Estimated Households	314	7,886	17,743
2029 Household Projection	321	8,283	19,011
Annual Growth 2020 to 2024	3.6%	2.1%	2.2%
Annual Growth 2024 to 2029	0.4%	1.0%	1.4%
Average Household Size	4.1	4.1	3.6
Estimated Population by Race			
White	149	4,075	13,848
Black	6	140	598
Asian	8	120	737
Hawaiian and Pacific Islander	0	10	27
American Indian/Native Alaskan	24	629	737
Two or More Races	1,152	28,379	48,652
Hispanic Origin	1,291	32,411	54,739
Estimated Income			
Average Household Income	\$40,129	\$51,651	\$75,680
Median Household Income	\$23,152	\$36,428	\$54,150
Estimated Businesses and Employees			
Total Businesses	31	631	1,325
Total Employees	1,357	10,090	14,787
Traffic Volume			
Tyler Street and 54th Ave N	1,321		
Harrison Street and Airport Blvd S	8,311		





YOUR ADVISOR



KATE RUST

Partner

DRE# 01267678

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760-409-1532



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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Meade Commercial, Inc. Broker Lic. 02439728
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
Phone Number: 760-837-1880 | meadecommercial.com