

77.7 ACRES AVENUE 58 RANCH

THERMAL, CA

OPPORTUNITY
ZONE



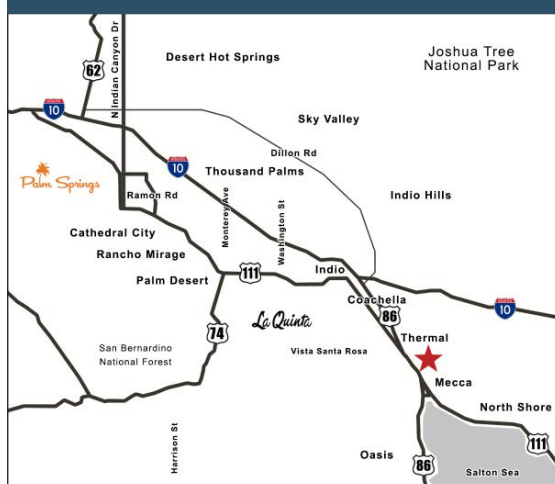
SEC AVENUE 58 & PIERCE ST, THERMAL, CA

FEATURES

- Previous table grape vineyard
- Open ground
- Reservoir and filter station
- Some vineyard infrastructure 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: \$1,825,950 (\$23,500/AC)

COACHELLA VALLEY



VICINITY MAP


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

2/11/25 JC



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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** Property is located at 83001 Avenue 58, at the southeast corner of Pierce Street & Avenue 58 in Thermal, CA.
- **Parcel Size:** ±77.7 acres
- **APNs:** 757-240-001
- **Zoning:** A-2-20 (Heavy Agriculture, 20 ac min.)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Agricultural Preserve:** Yes
- **Utilities:** Water: 18" line in Pierce St
Irrigation Water: Yes; Meter #1365 & 1371
Sewer: No sewer in the area
Tile Drains: Yes; TD-421
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes); Ir (Indio fine sandy loam, wet)
- **Reservoir:** Yes

SCAN OR CLICK THE QR CODE



PROPERTY VIDEO

Take a look at a video of the property.

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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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IRRIGATION & SOILS MAPS

SOILS MAP



IRRIGATION MAP



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PROPERTY PHOTOS



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