

20.5 ACRES ORGANIC DATE RANCH

PIEDMONT RANCH, COACHELLA VALLEY



SWC PIERCE ST & AVENUE 58, THERMAL, CA

FEATURES

- Approx. 1,095 organic deglet noor date trees located on the property
- Easy access to Expressway 86 and Highway 111
- Just 2 miles from Jacqueline Cochran Regional Airport and 2.5 miles from The Thermal Club, a luxury, private motorsports club
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$820,000 (\$40,000/AC)



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AERIAL & SITE AMENITIES
PIEDMONT RANCH, THERMAL



SITE AMENITIES

- **Location:** Property is located on SWC Pierce St & Avenue 58, Thermal, CA
- **APN:** 757-220-006
- **Parcel Size (According to County Assessor's Information):** 20.5 acres
- **Zoning:** A-2-20 (Heavy Ag, 20-acre min. lot size)
- **General Plan:** Agriculture
- **Utilities:** Water: 18" main line on Pierce St
Sewer: No sewer in the area
Irrigation Water: Yes, Meter #2813
- **Tile Drain Lines:** Yes, TD-49-A
- **Current Use:** Date Ranch
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), Ir (Indio fine sandy loam, wet)

TREE COUNTS/AGE

Type	Deglets
Count	1,095
Age	34

PRODUCTION

	Average Yield
2021	278,381
2022	251,841
2023	150,849

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.