

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

OFFERING MEMORANDUM

COACHELLA VALLEY LAND – 226.03 AC

COACHELLA VALLEY, CA 92274

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PROPERTY INFORMATION



PROPERTY INFORMATION DETAILS

ADDRESS HARRISON ST & AVENUE 64
COACHELLA VALLEY

Total Lot Size	226.03 AC
Zoning	A-1-10 (Light Agriculture, 10 ac min), W-2 (Controlled Development)
APN	751-020-0056



PROPERTY FEATURES

- Close proximity to the The Thermal Club, PGA West and La Quinta
- 3 miles from Trilogy, a Shea Homes Golf Community and Andalusia, a Luxury Golf Resort
- 1.5 miles south of Jacqueline Cochran Regional Airport
- Adjacent 537 acres also available for a total of 763 acres
- Opportunity Zone
- Harrison to be developed into major thoroughfare

W-2 ZONE PERMITTED USES

By Right:

- One Family Dwelling Per 10 Acres, Water Works Facilities, General Farming (Plants and Animals), Agriculture Display Stands, Signage and Outside Storage

Requires Approval/CUP:

- Guest Ranches, Educational Institutions, Museums and Post Offices, Tennis/Polo Clubs, Meat Processing Plants, Broadcasting Stations, Religious Facilities, Beauty Shops, Parks, Golf Courses, Schools, Airports, Cemeteries, Commercial Fairgrounds/Exhibitions, Hunting Clubs, Race Tracks, Mobilome Parks, Studios, Camps Animal Hospitals and Solar Power Plants

A-1 ZONE PERMITTED USES

By Right:

- One Family Dwelling, Water Works Facilities, General Farming (Plants and Animals), Agriculture Display Stands, Signage and Outside Storage

Requires Approval/CUP & Fencing/Landscaping:

- One Family Dwelling Per 10 Acres (Farming Use), Fraternal Lodge Halls, Religious Facilities, Private Schools, Libraries, Public Utility Facilities, Beauty Shops, Real Estate Office, Winery, Day Car Centers, Mining Operating, Sales Yards, Fertilizer Storage, Oil Production, Solar Power Plants

SITE AMENITIES

Location: The property is located at the North West corner of Harrison Street and Avenue 64 in Thermal.

Zoning: A-1-10 (Light Agriculture, 10 ac min), W-2 (Controlled Development)

General Plan: AG (Agriculture)

Total Parcel Size: 226.03 acres

APNs: 751-020-005

Opportunity Zone: Yes

Utilities: Canal Water: Yes, Meter #2042, Water: 30" line at Harrison & Avenue 62 (1/2 mile north of property) Sewer: 30" line at Harrison & Avenue 62 (1/2 mile north of property)

Soils: Sb (Salton silty clay loam), It (Indio very fine sandy loam, wet)

Comments: The possibilities are numerous for this large plot of land. Its close proximity to Trilogy Golf Community, the Thermal Club, Jaqueline Cochran Airport, the Kohl Ranch Specific Plan, Deer Creek Polo and the HITS Equestrian Show grounds lend itself to many potential uses. Avenue 62 is earmarked to become South Valley Parkway, providing quick and easy access from Expressway 86 to La Quinta.

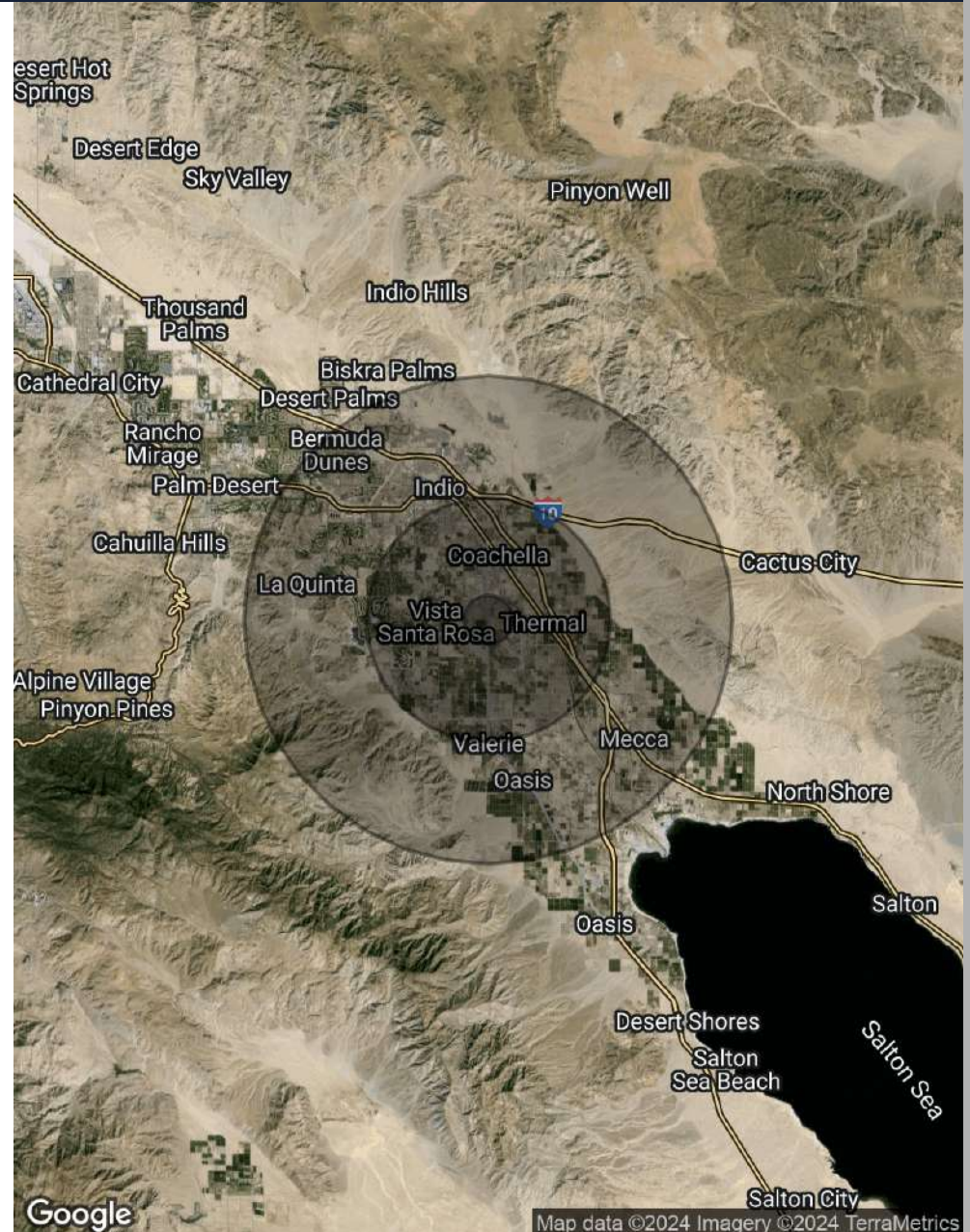
Directions: Take I-10 traveling east and go south to Expressway 86. Take Avenue 62 exit, turn on Avenue 62 and continue for 4.5 miles. Turn left on Harrison and travel one half mile. Property is on the west side of Harrison Street.

PROPERTY INFORMATION DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	512	64,557	198,416
Average Age	34	37	39
Average Age (Male)	33	36	38
Average Age (Female)	35	38	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	134	17,882	62,231
# of Persons per HH	3.8	3.6	3.2
Average HH Income	\$50,192	\$74,158	\$86,956
Average House Value	\$362,698	\$424,754	\$461,992

* Demographic data derived from 2020 ACS - US Census



Coachella Valley Land - 226.03 AC - Coachella Valley, CA 92274

SALES COMPARABLES



SALES COMPARABLES

SALES COMPS

1 82325 60th Ave

SOLD

Thermal, CA 92274

Sale Date **Dec 14, 2021**
 Sale Price **\$3,075,000**
 Price/AC Land **\$38,924**
 Parcels **764-290-003**
 Comp ID **5818101**
 Comp Status **Research Complete**

Riverside

Type **2 Star Land**
 Land Acres **79.00 AC**
 Land SF **3,441,240 SF**
 Zoning **A-1-10**



2 62nd Ave - Casiano

SOLD

Thermal, CA 92274

Sale Date **Mar 17, 2021**
 Sale Price **\$1,900,000**
 Price/AC Land **\$28,375**
 Parcels **749-060-008, 749-060-022, 749-060-024**
 Comp ID **5433532**
 Comp Status **Research Complete**

Riverside

Type **2 Star Land**
 Land Acres **66.96 AC**
 Land SF **2,916,778 SF**
 Zoning **CT/AG, A-2-10**



3 74th Ave

SOLD

Thermal, CA 92274

Sale Date **Aug 31, 2022**
 Sale Price **\$4,200,000**
 Price/AC Land **\$53,929**
 Parcels **751-340-002, 751-340-003, 751-340-008**
 Comp ID **6148554**
 Comp Status **Research Complete**

Riverside

Type **2 Star Land**
 Land Acres **77.88 AC**
 Land SF **3,392,453 SF**
 Zoning **W-2**



SALES COMPARABLES

SALES COMPS

4 Avenue 70 & Harrison Street - Thermal, CA Irrigated Cropland SOLD

Thermal, CA 92274

Sale Date **Apr 17, 2019**
 Sale Price **\$2,596,000**
 Price/AC Land **\$22,000**
 Parcels **749-150-002**
 Comp ID **4746356**
 Comp Status **Public Record**

Riverside

Type **2 Star Land**
 Land Acres **118.00 AC**
 Land SF **5,140,080 SF**
 Zoning **A1-10**



5 Jackson St SOLD

Thermal, CA 92274

Sale Date **Jul 25, 2022**
 Sale Price **\$1,200,000**
 Price/AC Land **\$30,341**
 Parcels **764-240-008**
 Comp ID **6093456**
 Comp Status **Research Complete**

Riverside

Type **2 Star Land**
 Land Acres **39.55 AC**
 Land SF **1,722,798 SF**
 Zoning **A-1-20**



6 Jackson St SOLD

Thermal, CA 92274

Sale Date **Aug 23, 2021**
 Sale Price **\$2,322,000**
 Price/AC Land **\$30,004**
 Parcels **764-320-001, 764-320-003, 764-320-004**
 Comp ID **5698166**
 Comp Status **Research Complete**

Riverside

Type **2 Star Land**
 Land Acres **77.39 AC**
 Land SF **3,371,108 SF**
 Zoning **A-1-10, County**



SALES COMPARABLES

SALES COMPS

7 86750 Monaco Way

SOLD

Thermal, CA

Sale Date **Jul 27, 2021**
Sale Price **\$2,500,000**
Price/AC Land **\$64,103**
Parcels **759-190-002**
Comp ID **5631606**
Comp Status **Public Record**

Riverside

Type **Land**
Land Acres **39.00 AC**
Land SF **1,698,840 SF**
Zoning **A210**



SALES COMPARABLES ANALYSIS

<u>Address</u>	<u>Price</u>	<u>Land Area (AC)</u>	<u>Land Area (SF)</u>	<u>\$/AC</u>	<u>\$/SF</u>	<u>COE</u>	<u>Zoning</u>	<u>Notes</u>
82325 60th Ave	\$3,075,000	79.00	3,441,240	\$38,924.05	\$0.89	12/14/2021	A-1-10	Land leased to Agricultural use
Jackson/61st St	\$2,322,000	77.39	3,371,108	\$30,003.88	\$0.69	8/23/2021	A-1-10	Developer Purchase
Tyler St/74th Ave	\$4,200,000	77.88	3,392,452	\$53,929.12	\$1.24	8/31/2022	W-2	
Jackson/60th Ave	\$1,200,000	39.55	1,722,798	\$30,341.34	\$0.70	7/25/2022	A-1-20	Opportunity Zone Acquisition
86750 Monaco Way	\$2,500,000	39.00	1,698,840	\$64,102.56	\$1.47	7/27/2021	A-2-10	
62nd Ave	\$1,900,000	66.96	2,916,777	\$28,375.15	\$0.65	3/17/2021	A-2-10/CT-AG	
Harrison St/Ave 70	\$2,600,000	118.00	5,140,080	\$22,033.90	\$0.51	4/17/2019	A-1-10	Irrigated Cropland
Average				\$38,244.29	\$0.88			

EXCLUSIVELY MARKETED BY



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