

# 56.15 ACRES BUCHANAN RANCH

THERMAL, CA

OPPORTUNITY  
ZONE

SITE

AVENUE 58

NWC AVENUE 58 & BUCHANAN ST, THERMAL, CA

## FEATURES

- Previously planted to lemons
- Open ground with fallowing income
- Reservoir and filter station
- Infrastructure for drip 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: \$1,319,525 (\$23,500/AC)

## COACHELLA VALLEY



VICINITY MAP

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



**SUSAN HARVEY**

DRE #00957590  
susan@dppllc.com  
Cell: 760.250.8992



**EMILY HARVEY**

DRE #02229612  
emily@dppllc.com  
Cell: 760.636.3500

# 56.15 ACRES BUCHANAN RANCH

## AERIAL & SITE AMENITIES



## SITE AMENITIES

- **Location:** The property is located at 89800 Avenue 58, at the northwest corner of Avenue 58 and Buchanan Street in Thermal, CA.
- **Parcel Size:** ±56.15 acres
- **APN:** 757-190-007, 009
- **Zoning:** A-2-20 (Heavy Agriculture, 20 ac min.)  
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Utilities:** Domestic Water: 18" line in Pierce St  
Irrigation Water: Yes; Meter #46630 & 1304  
Sewer: No sewer in the area
- **Tile Drains:** Yes; TD-52 & TD-527
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes);  
MaB (Myoma fine sand, 0-5% slopes); W (Water)
- **Agricultural Preserve:** Yes
- **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

760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 44267 Monterey Ave, Palm Desert, CA 92260

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.



# 56.15 ACRES BUCHANAN RANCH

## PROPERTY PHOTOS



760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 44267 Monterey Ave, Palm Desert, CA 92260

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.