

# 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

2/11/25 JC



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## 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.

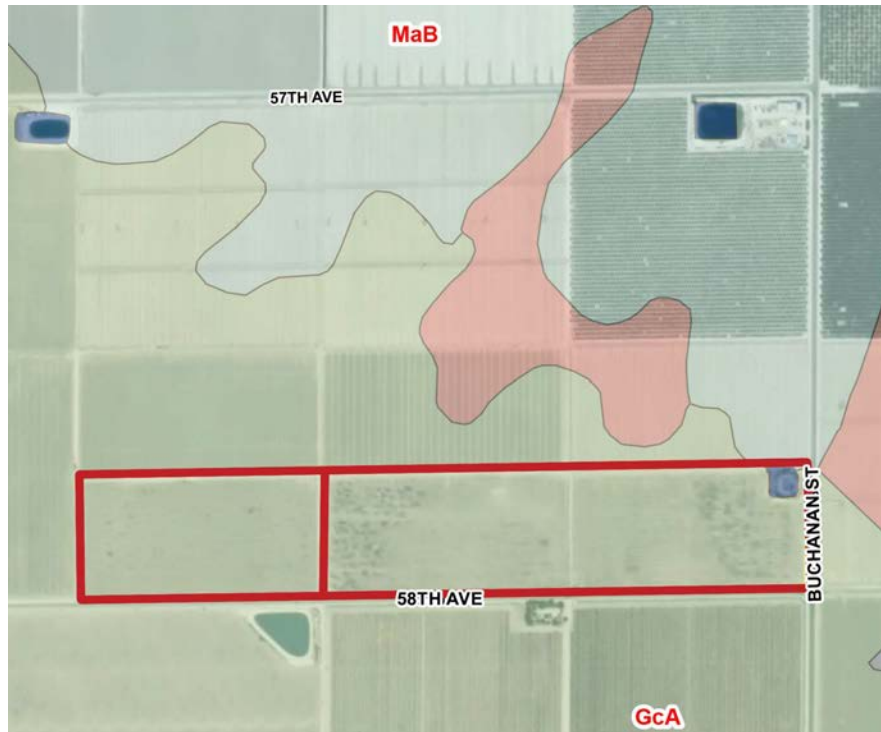
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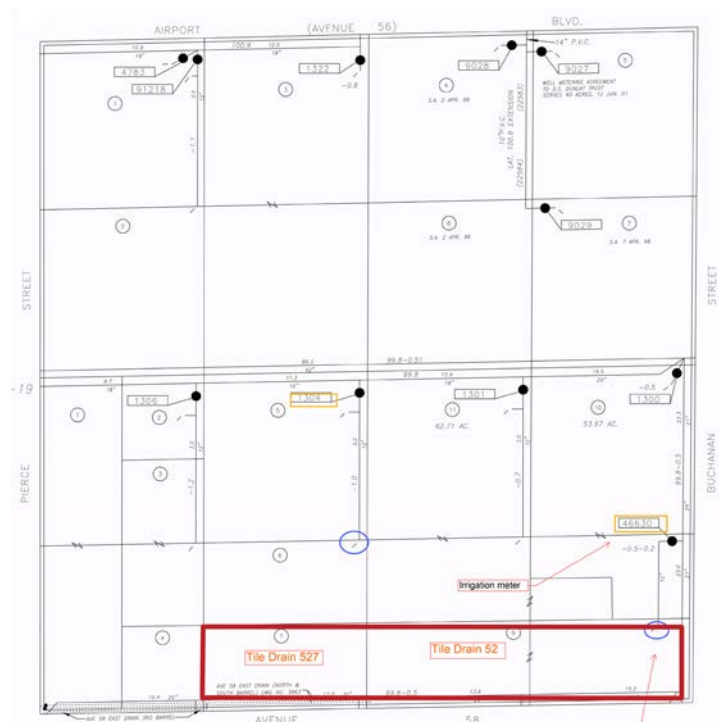
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## IRRIGATION & SOILS MAPS

### SOILS MAP



### IRRIGATION MAP



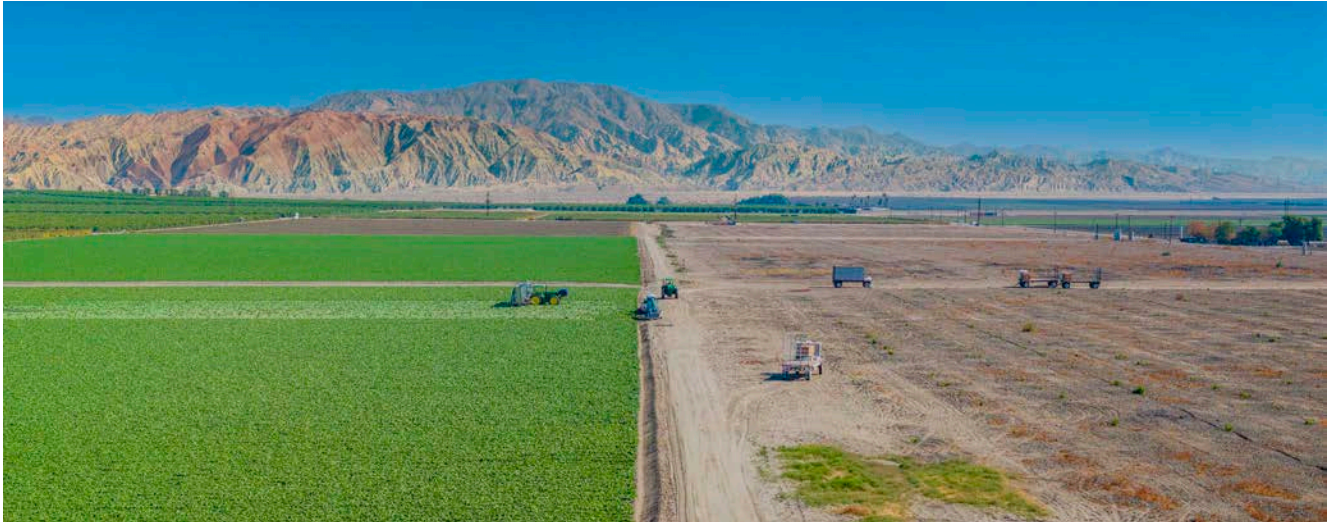
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## PROPERTY PHOTOS



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