

105 ACRE LEMON RANCH

WARM MECCA SLOPE



NWC AVE 66 & WHEELER ST, MECCA, CA

FEATURES

- A rare opportunity to acquire an 105 acre lemon ranch in prime location
- Warm Mecca slope provides one of the earliest harvests in the state
- In the Opportunity Zone with potential for tremendous tax benefits
- Affordable Coachella Valley Water District irrigation water, one of the lowest priced water rates in the state
- Reservoir with filter station
- Currently planted to lemons, however the trees are past their useful life

PRICE: \$2,082,835 (\$19,750/AC)



VICINITY MAP

**DESERT PACIFIC
PROPERTIES**

7/3/25 JC



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AERIAL & SITE AMENITIES



Directions: Take I-10 east to Expressway 86. Take Expressway 86 south for 12 miles to Avenue 66 and turn left. Property will be on the right (north) side of Avenue 66.

SITE AMENITIES

- **Location:** Property is located at the northwest corner side of Ave 66 and Wheeler St in Mecca, CA
- **Zoning:** [Click here to view W-2 \(Controlled Development\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **Parcel Size:** 105.46 acres
- **APN:** 727-232-005
- **Parcel Dimensions:** 1,769.26 FT x 2,571 FT
- **Utilities:** Domestic Water: 12" Main line on Hammond Rd, Ave 66/Johnson St
Sewer: 8" on Ave 66
Irrigation Water: Meter #7163
Reservoir: Yes
- **Soils Type:** CdC (Carsitas gravelly sand, 0-9% slopes), CpA (Coachella fine sand, 0-2% slopes), MaB (Myoma fine sand, 0-5% slopes)
- **Topography:** 40 ft below sea level
- **Terms:** Cash

PARCEL MAP



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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