

# 79.77 ACRES INVESTMENT LAND

OVERLOOKING THE SALTON SEA



**N AVENUE 70 & E CLEVELAND ST, MECCA, CA**

## FEATURES

- Ideal for a ranch, future residential development or solar
- Gorgeous views overlooking the Santa Rosa Mountains & Salton Sea
- Nearby the proposed \$19M 156-acre Salton Sea North Pilot Demonstration Project.  
[Click HERE for more information on project](#)
- Located in the Opportunity Zone, which provides Federal Tax Incentives
- Visit [saltonseaauthority.org](http://saltonseaauthority.org) for all restoration efforts

**ASKING PRICE: \$600,000 (\$7,521/AC)**

## COACHELLA VALLEY



**VICINITY MAP**



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## AERIAL & SITE AMENITIES



**Directions:** From Interstate-10, take Expressway 86 South for 12 miles. Turn left (east) onto 66th avenue towards Highway 111. In .7 mile turn left onto Lincoln St. In approx. 500 FT, turn right onto Highway 111 and travel 7.1 miles to Cleveland St. Turn left onto Cleveland St (over railroad tracks) to Avenue 70. Property is ¼ mile east of Cleveland St. and ¼ mile north of Avenue 70.

## SITE AMENITIES

- **Location:** The property is located North of 70th Avenue and East of Cleveland St, North Shore
- **Zoning:** W-2 (Controlled Development – allows for one family dwelling, agriculture, nurseries, greenhouses, and grazing of animals)
- **General Plan:** RR (Rural Residential)
- **APN:** 721-130-003, 005; 721-140-015; 721-150-026
- **Parcel Size:** 79.77 acres
- **Utilities:**  
Electric: 70th Avenue  
Water: 70th Avenue
- **Soils:** CdC - Carsitas gravelly sand, 0-9% slopes  
MaB - Myoma fine sand, 0-5% slopes
- **Current Use:** Vacant Land
- **Highest & Best Use:** Residential Land, Ranch, Solar
- **Opportunity Zone:** Yes
- **Elevation:** -136 FT
- **Multi-Species:** No
- **Terms:** Cash

## NORTH LAKE CONCEPTUAL DRAWING



## DIRECTIONS TO PROPERTY

Scan the QR code for Google map directions to the property.

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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.