

77.6 ACRES ORGANIC GREENHOUSES, PACKING FACILITY, AND FARMGROUND COACHELLA VALLEY



78100 HARRISON ST, OASIS, CA

FEATURES

- Prime organic agricultural operation in the Coachella Valley consists of:
 - 8,000 sf packing building with 2 evaporative coolers with 1,800 sf walk-in cooler (50x36)/freon cooler (38°- 40°), three 14' roll-up doors, and loading dock
 - 8 greenhouses - 1.25 acre each
 - 21 mesh houses
 - 6 tunnels
 - 4,800 sf shop building with two 14 ft roll-up doors and germination room
 - Modular office building with 3 offices
 - Mobile home for caretaker unit (not included in the sale)
 - Two wells, (approx. 100°) 4 pumps, filter station, and reservoir
- Low cost abundant Coachella Valley Water District (CVWD) irrigation water and two wells
- Easy access to Expressway 86
- In Federal Opportunity Zone, with potential for tax benefits
- In Agricultural Preserve, which maintains low property taxes

PRICE: \$4.5 MILLION

LEASE RATE: \$20,000/MO NNN



VICINITY MAP



4/21/25 JC



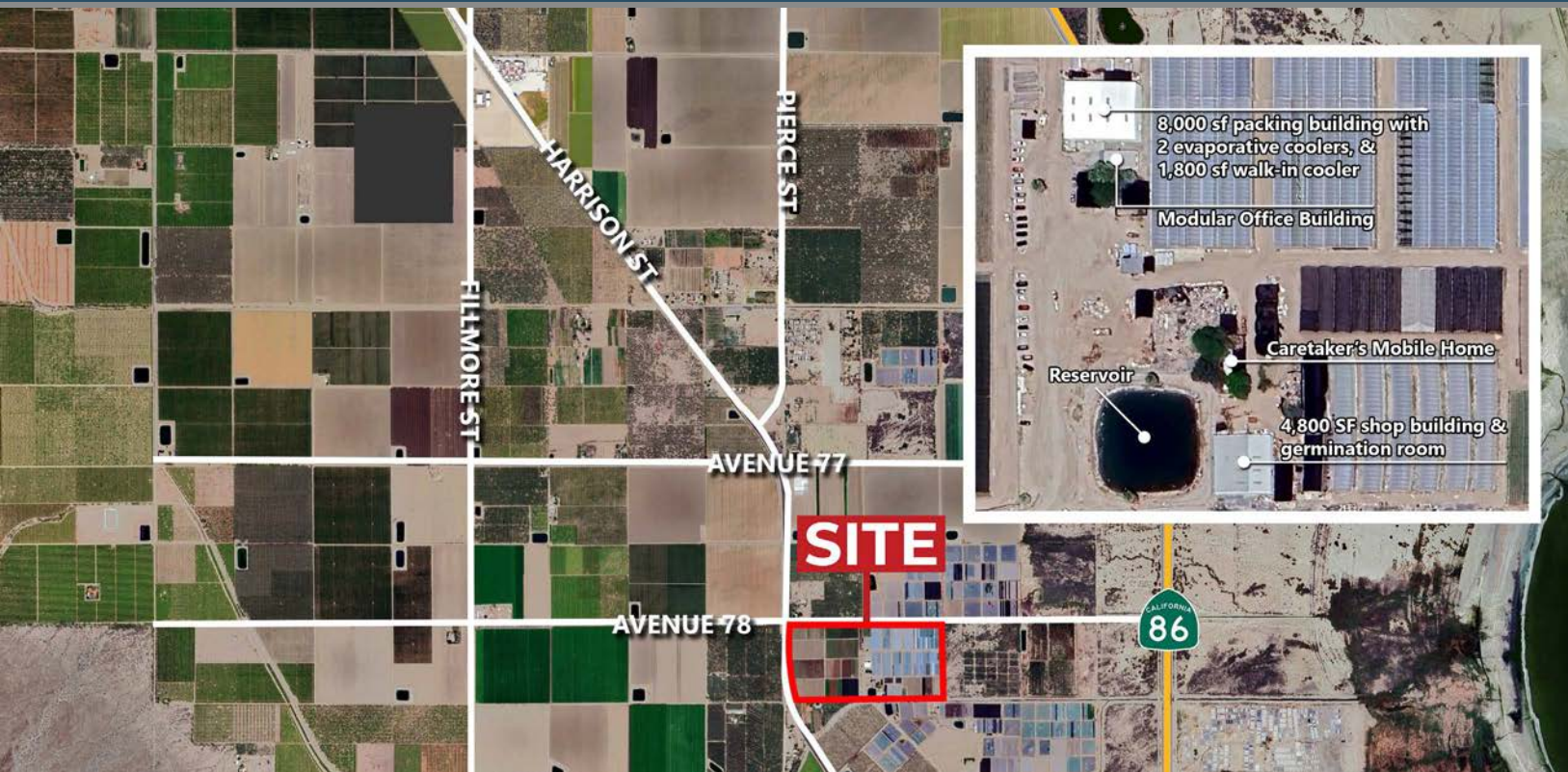
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77.6 ACRES ORGANIC GREENHOUSES, PACKING FACILITY, AND FARMGROUND AERIAL & SITE AMENITIES



Directions: Driving Southbound on the Expressway 86. Exit left (east) on Avenue 52 immediately turn left (north) on Polk Street. You will drive up .8 miles to Avenue 50. Turn right (east) on Avenue 50 and drive 1 mile to Fillmore Street. Turn right (south) on Fillmore Street. Drive down .1 miles and property is on your right (west).

SITE AMENITIES

- **Location:** Property is located at 78100 Harrison Street, Oasis
- **APN:** 755-232-001
- **Parcel Size (According to County Assessor's Information):** 77.6 AC
- **Zoning:** [Click here to view-A-1-20 \(Light Agriculture, 20 ac min.\)](#)
- **General Plan:** [Click here to view-Agriculture](#)
- **Utilities:** Irrigation: Yes; Meter #1253
Well: Two wells: 1 hot water well (~100°) with 12" casing - only for greenhouses, 1000 GPM; 1 well for reservoir
Electrical: IID
Domestic Water: 30" line in Harrison St.
Sewer: No sewer in the area
- **Tiled:** Yes; TD-16
- **Year Built:** Approx. 2000
- **Soils:** CdC (Carsitas gravelly sand, 0-9% slopes), McB (Myoma fine sand, 0-5% slopes)
- **Agricultural Preserve:** In
- **Opportunity Zone:** In
- **NNN Charge:** TBD
- In Opportunity Zone, providing potential tax incentives
- In Ag Preserve, keeps property taxes low
- **Comments:** Fully organic greenhouse & farm ground operation. Move in ready. Easy access to Expressway 86.



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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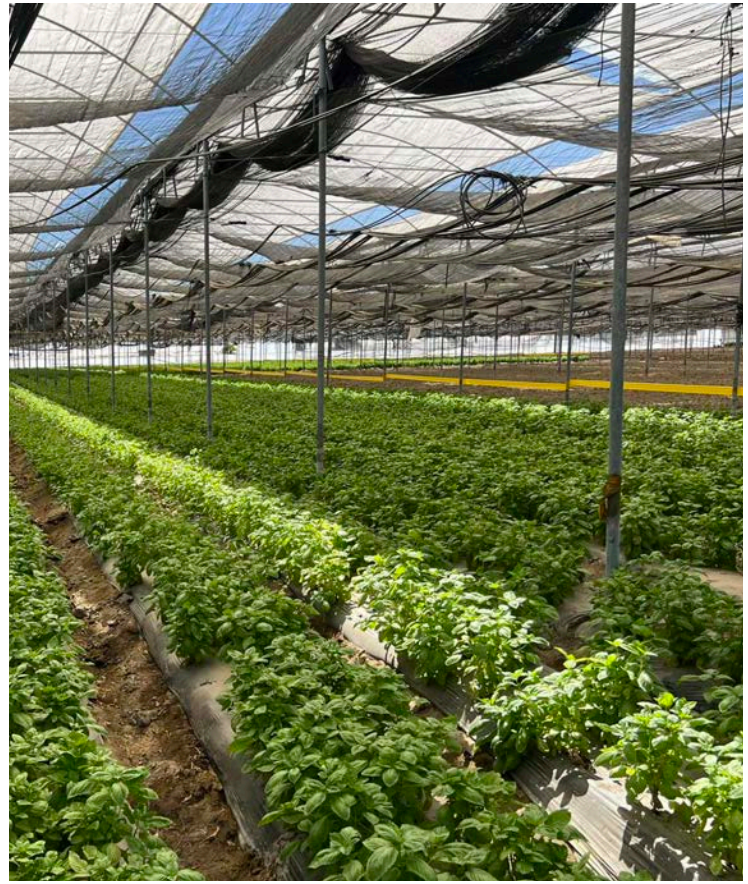
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77.6 ACRES ORGANIC GREENHOUSES, PACKING FACILITY, AND FARMGROUND PHOTOS

PUMP STATION



HOOP HOUSE



HOOP HOUSE



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77.6 ACRES ORGANIC GREENHOUSES, PACKING FACILITY, AND FARMGROUND PHOTOS

PACKING FACILITY



PACKING FACILITY W/ WALK IN COOLER



HOOP HOUSE



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