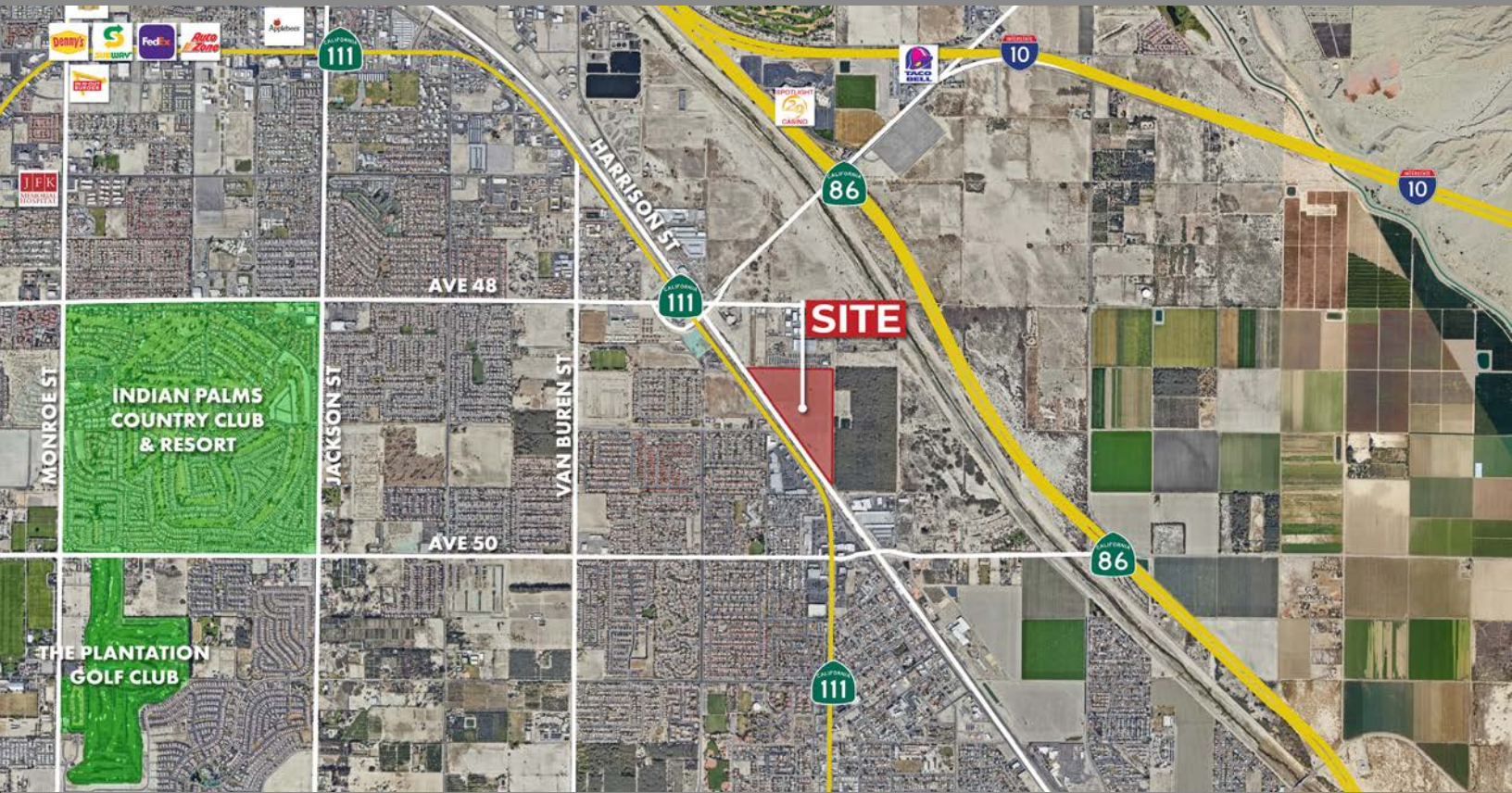


50 ACRES FARMGROUND FOR LEASE

COACHELLA, CA



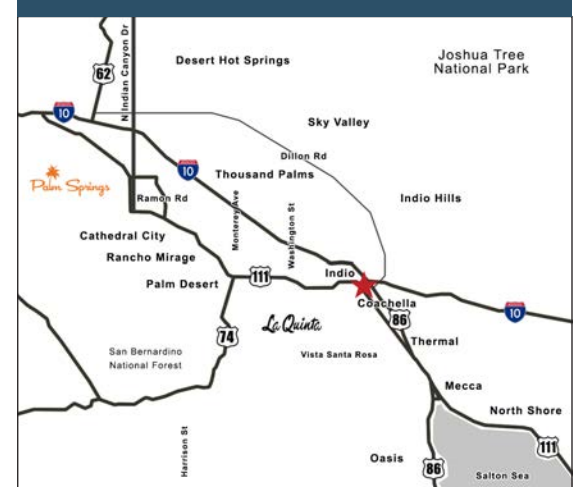
SOUTH AVE 48 & WEST HARRISON ST, COACHELLA, CA

FEATURES

- Ideal for Vegetables
- Abundant affordable Coachella Valley Water District Irrigation Water. One of the lowest water rates in California.
- Soils Type of GcA (Gilman fine sandy loam, wet, 0 to 2% slopes); GfA (Gilman silt loam, wet, 0 to 2% slopes); It (Indio very fine sandy loam, wet; GeA (Gilman silt loam, 0 to 2% slopes)
- Previously farmed to vegetables
- Motivated Owner

LEASE RATE: \$18,765/YR (\$375/AC)

COACHELLA VALLEY



VICINITY MAP


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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50 ACRES FARMGROUND FOR LEASE

AERIAL & SITE AMENITIES

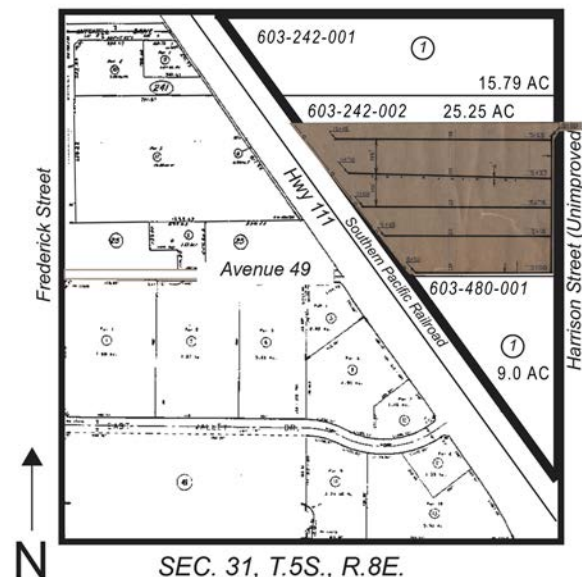


SITE AMENITIES

- **Location:** Harrison St., south of Avenue 48 in Coachella, CA
- **Zoning:** Manufacturing Service
- **General Plan:** IL - Light Industrial
- **Current Use:** Vacant farm ground
- **Parcel Sizes:** 9 acres, 25.25 acres, 15.79 acres (50.04 total acreage)
- **APN's:** 603-242-001, 002; 603-480-001
- **Utilities:**
Water: 8" line NEC of property on Harrison St & NWC of property on Hwy 111
Sewer: 12" line on Harrison and 10" & 12" line on Hwy 111
Gas in Hwy 111
- **Highest & Best Use:** Vegetable Ground
- **Redevelopment Area:** Yes
- **Adjacent Uses:** Industrial Use and Farm Ground
- **Irrigation Water:** CVWD District Water, meter #1173 & #8008
- **Soil Types:**
GcA - Gilman fine sandy loam, wet, 0 to 2 percent slopes
GfA - Gilman silt loam, wet, 0 to 2 percent slopes
It - Indio very fine sandy loam, wet
GeA - Gilman silt loam, 0 to 2 percent slopes
- **Topo:** Flat
- **Tiled:** Center section of the property is tiled.

PARCEL & TILE MAP

603-24 & 603-48



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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.