

# 679.13 AC COACHELLA VALLEY

## EXPRESSWAY 86 & AVENUE 76



### DESERT SUN RANCH

#### FEATURES

- 679 contiguous acres with a half mile fronting Expressway 86, prime farmground and date trees in path of growth
- Ideal climate produces first-to-market crops
- Abundant, low-cost water supply (Coachella Valley Water District)
- In Opportunity Zone providing tax incentives
- Low property taxes (Williamson Act)
- General Plan calls for Business Park, Medium Density Residential, and Commercial, amongst other uses
- 40 miles from Palm Springs
- 75 miles to the Mexicali Trade Area which has become an export hub for aerospace, medical devices, automotive, telecommunication & electronics

**PRICE: \$16,978,250 (\$25,000/AC)**

#### COACHELLA VALLEY



VICINITY MAP



9/24/25 JC



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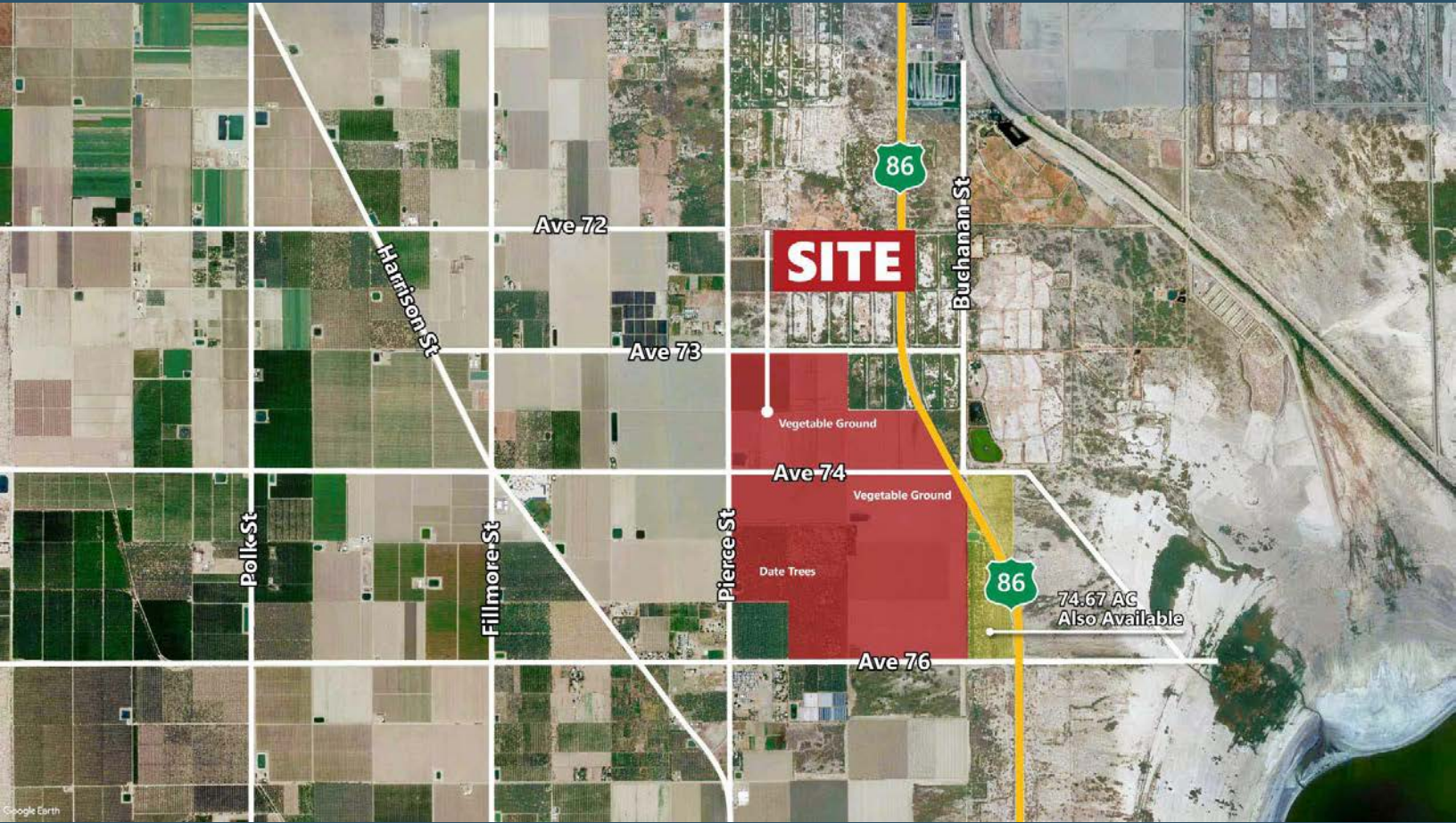
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# 679.13 AC COACHELLA VALLEY

## AERIAL & SITE AMENITIES



## SITE AMENITIES

- **Location:** The property is located on the East side of Pierce Street (Hwy 195) and North & South of Avenue 74 in Oasis, CA (unincorporated area).
- **APN:** 749-290-006 (212.9 AC), 755-142-014 (466.23 AC)
- **Leases:** 546.63 ac vegetable ground - Leased until 6/30/30;  
132.50 ac date trees - Lease until 12/31/29
- **Zoning:** [Click here to view A-1-10 \(Light Agriculture, 10 acre minimum lot size\)](#)
- **General Plan:** [Click here to view Agriculture; Business Park; Retail Commercial](#)
- **Total Parcel Size:** 679.13 acres
- **Ag Preserve:** Yes
- **Soils:** CrA - Coachella fine sandy, wet, 0-2% slopes; GcA - Gilman fine sandy loam, wet, 0-2% slopes; GdA - Gilman fine sandy loam, moderately fine substratum, 0-2% slopes; GfA - Gilman silt loam, wet, 0-2% slopes; Ir - Indio fine sandy loam, wet; It - Indio very fine sandy loam wet; Sb - Salton silty clay loam
- **Utilities:** Electric to site; Canal Water meter #'s: 1209, 1377, 4926, 1185, 4927, 1366, 1776, 1721, 1736, 1707; (Four reservoirs). [Click here for CVWD website.](#)
- **Tile Map:** #TD-18, TD-112, TD-445, TD-467

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