

77.3 ACRES AVENUE 70 RANCH

MECCA, CA

OPPORTUNITY
ZONE

WHEELER ST

SITE

AVENUE 70

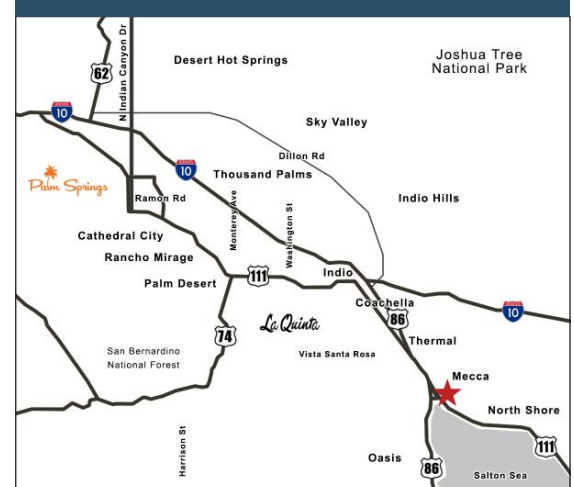
NEC WHEELER ST & AVENUE 70, MECCA, CA

FEATURES

- Previously planted to citrus
- Located on the warm Mecca slope
- Reservoir and filter system
- Mainlines and sub-main irrigation in place
- In Opportunity Zone, providing potential tax incentives
- In Ag Preserve, keeps property taxes low
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$1,898,800 (\$24,564/AC)

COACHELLA VALLEY



VICINITY MAP



2/11/25 JC



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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** Property is located at 86920 Avenue 70 at the northeast corner of Avenue 70 & Wheeler Street in Mecca, CA.
- **Parcel Size:** ±77.3 acres (Per County Assessor's Information)
80.8 acres (Per Survey)
- **APNs:** 729-080-017
- **Zoning:** A-2-20 (Heavy Agriculture, 20 ac min.)
(Click here for RivCo Zoning Ordinance)
- **General Plan:** Agriculture
- **Agricultural Preserve:** Yes
- **Utilities:**
Water: 8" line in Ave 70
Irrigation Water: Yes; Meter #3415 & 3414
Sewer: No sewer in the area
- **Tile Drains:** Yes; TD-104
- **Soils Type:** CrA (Coachella fine sand, wet, 0-2% slopes);
McB (Myoma fine sand, wet, 0-5% slopes); W (Water)
- **Reservoir:** Yes

SCAN OR CLICK THE QR CODE



PROPERTY VIDEO

Take a look at a video of 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.

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IRRIGATION & SOILS MAPS

SOILS MAP



IRRIGATION MAP

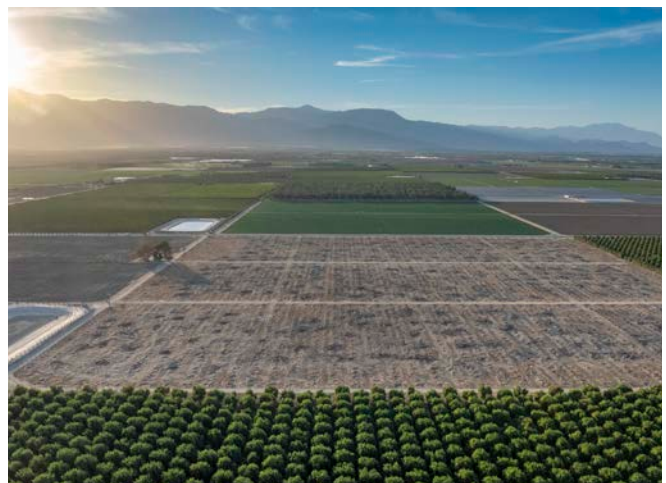


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PROPERTY PHOTOS



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