

PRIME COACHELLA VALLEY FARMGROUND

OPPORTUNITY
ZONE

637.29 ACRES

7 RANCHES ALL OR PART
EASTERN COACHELLA VALLEY

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This ranch portfolio offers the opportunity to acquire up to 637 acres of prime farmground on the warm Mecca Slope in the Coachella Valley. The ranches' ideal East Coachella Valley location is distinctive due to its warm, first-to-market climate and excellent soil. Additionally, the ranches enjoy priority low-cost water rights from the Colorado River. Several ranches are located in an Agricultural Preserve, which provides a significant reduction in property taxes. The entire ranch portfolio is located in the Opportunity Zone, which has potential tax incentives as well.



Property Size

±637.29 acres
All or Part



Price

\$14,752,425



Price Per Acre

\$22,500 - \$24,564/AC
(Varies by ranch)



Terms

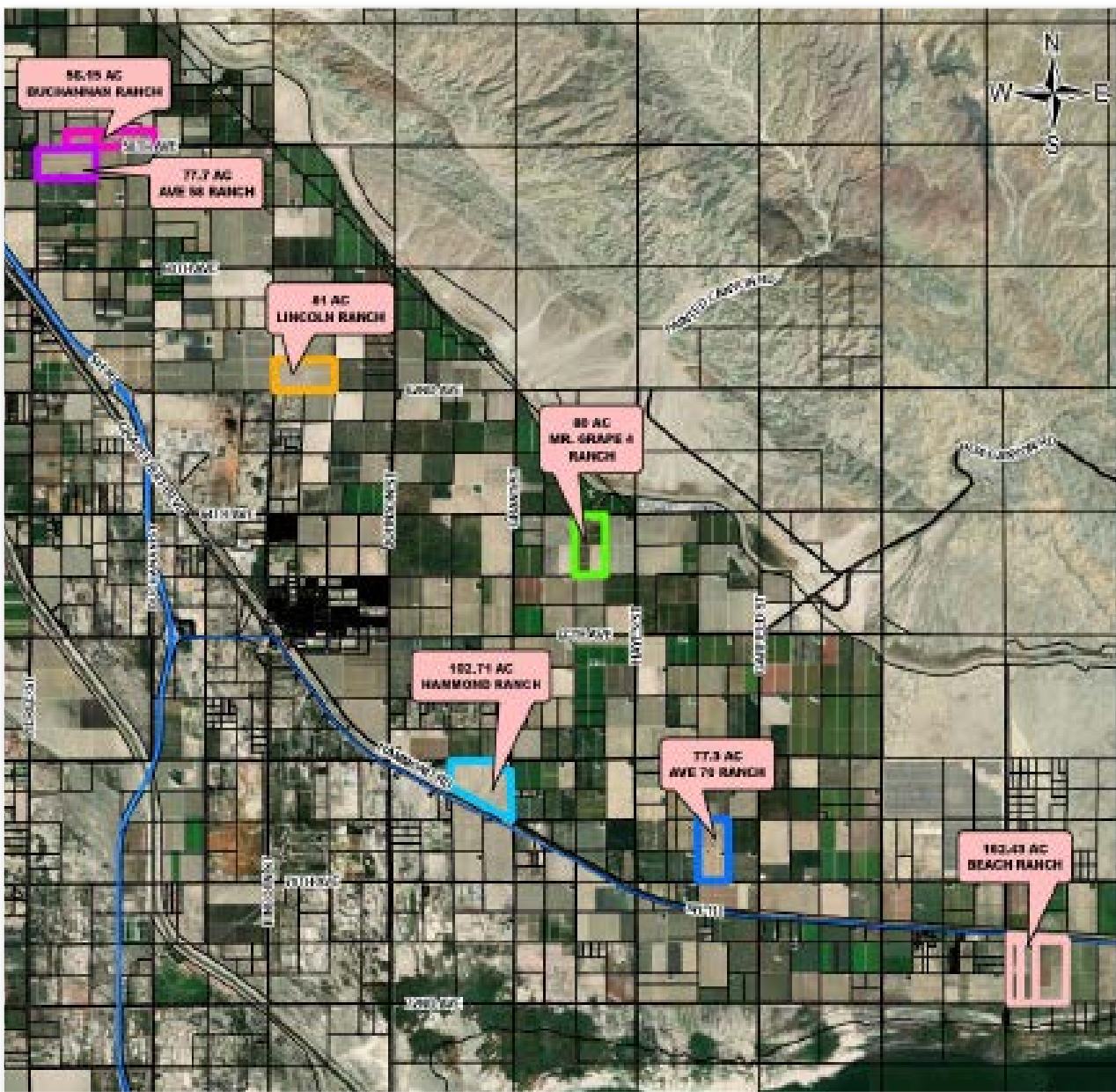
Cash, All or Part



Tax Incentives

Opportunity Zone
Partially in Agricultural Preserve

INVESTMENT SUMMARY



RANCH PORTFOLIO

- **Ranch #1**
Buchanan Ranch
 56.15 AC NWC Avenue 58 & Buchanan St
 Thermal
 Price: \$ 1,319,525 (\$23,500/AC)
- **Ranch #2**
Avenue 58 Ranch
 77.7 AC SEC Pierce St & Avenue 58
 Thermal
 Price: \$ 1,825,950 (\$23,500/AC)
- **Ranch #3**
Lincoln Ranch
 81 AC NEC Lincoln St & Avenue 62
 Thermal
 Price: \$ 1,822,500 (\$22,500/AC)
- **Ranch #4**
Mr. Grape 4 Ranch
 80 AC SEC Colfax St & Avenue 64
 Mecca
 Price: \$ 1,920,000 (\$24,000/AC)
- **Ranch #5**
Hammond Ranch
 102.71 AC NWC Grant St & Hammond Rd
 Mecca
 Price: \$ 2,310,975 (\$22,500/AC)
- **Ranch #6**
Avenue 70 Ranch
 77.3 AC NEC Wheeler St & Avenue 70
 Mecca
 Price: \$ 1,898,800 (\$24,564/AC)
- **Ranch #7**
Beach Ranch
 162.43 AC Highway 111 & Cleveland St
 Mecca
 Price: \$ 3,654,675 (\$22,500/AC)

RANCH

OVERVIEWS



56.15 ACRES

BUCHANAN RANCH

NWC AVENUE 58 & BUCHANAN ST, THERMAL

OPPORTUNITY
ZONE

SITE

AVENUE 58

FEATURES

- Previously planted to lemons
- Open ground with fallowing income
- Reservoir and filter station
- Infrastructure for drip irrigation in place

PRICE: \$1,319,525 (\$23,500/AC)



SITE AMENITIES

- **Location:** The property is located at 89800 Avenue 58, at the northwest corner of Avenue 58 and Buchanan Street in Thermal, CA.
- **Parcel Size:** ±56.15 acres
- **APN:** 757-190-007, 009
- **Zoning:** A-2-20 (Heavy Agriculture, 20 ac min.)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Reservoir:** Yes
- **Agricultural Preserve:** Yes
- **Utilities:** Domestic Water: 18" line in Pierce St
- Irrigation Water: Yes; Meter #46630 & 1304
- Sewer: No sewer in the area
- Well: Well on property serves apartments across the street that are owned by adjacent property.
- **Tile Drains:** Yes; TD-52 & TD-527
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes); MaB (Myoma fine sand, 0-5% slopes); W (Water)
- **Fallowing Contract:** Income: \$723 per acre per year / Term: 7/1/24 - 12/31/26

BUCHANAN RANCH | 56.15 ACRES AVENUE 58 & BUCHANAN ST, THERMAL

77.7 ACRES

AVENUE 58 RANCH

SEC AVENUE 58 & PIERCE ST, THERMAL

OPPORTUNITY
ZONE



SITE

AVENUE 58

PIERCE ST

FEATURES

- Previous table grape vineyard
- Reservoir and filter station
- Some vineyard infrastructure in place
- Currently leased until June 30, 2028

PRICE: \$1,825,950 (\$23,500/AC)



SITE AMENITIES

- **Location:** Property is located at 83001 Avenue 58, at the southeast corner of Pierce Street & Avenue 58 in Thermal, CA.
- **Parcel Size:** ±77.7 acres
- **APNs:** 757-240-001
- **Zoning:** A-2-20 (Heavy Agriculture, 20 ac min.)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Lease:** Leased at \$78,000 /year until June 30, 2028
- **Agricultural Preserve:** Yes
- **Utilities:** Water: 18" line in Pierce St
Irrigation Water: Yes; Meter #1365 & 1371
Sewer: No sewer in the area
- **Tile Drains:** Yes; TD-421
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes); Ir (Indio fine sandy loam, wet)
- **Reservoir:** Yes; Verbal agreement to share reservoir and water with neighboring 20 acres.

AVENUE 58 RANCH | 77.7 ACRES SEC AVENUE 58 & PIERCE ST, THERMAL

81 ACRES

LINCOLN RANCH

NEC AVENUE 62 & LINCOLN ST, MECCA

OPPORTUNITY
ZONE

SITE

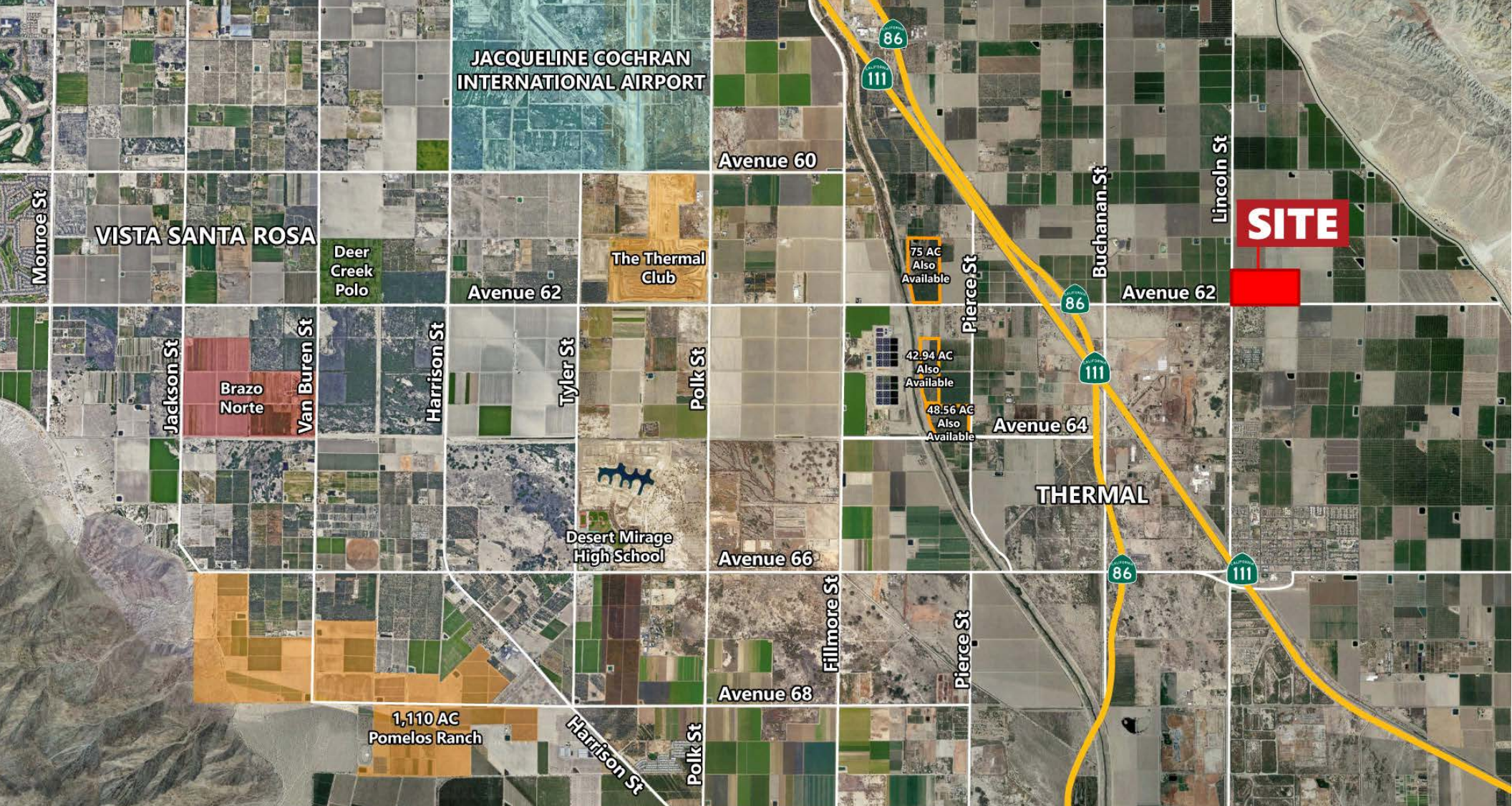
AVENUE 62

LINCOLN ST

FEATURES

- Early warm farmground with efficient layout on Mecca Slope
- Open ground with fallowing income
- Surrounded by row crop, vineyard, and citrus ranches

PRICE: \$1,822,500 (\$22,500/AC)



SITE AMENITIES

- **Location:** The property is located at 91666 Avenue 62, at the northeast corner of Avenue 62 & Lincoln Street in Mecca, CA.
- **Parcel Size:** ±81 acres
- **APN:** 717-280-008
- **Zoning:** A-2-10 (Heavy Agriculture, 10 ac min.)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Agricultural Preserve:** Yes
- **Fallowing Contract:** Income: \$1350 per acre per year/Term: 1/1/26 - 12/31/26
- **Utilities:** Water: 18" line in Lincoln St south of Avenue 62
Irrigation Water: Yes; Meter #6657 & 6634
Sewer: 8" line in Martin Luther King Rd and at Lincoln St & Avenue 63
- **Tile Drains:** Yes; TD-116
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes); McB (Myoma fine sand, wet, 0-5% slopes); It (Indio very fine sandy loam, wet); CrA (Coachella fine sand, wet, 0-2% slopes)
- **Reservoir:** No

LINCOLN RANCH | 81 ACRES NEC AVENUE 62 & LINCOLN ST, MECCA

80 ACRES

MR. GRAPE 4 RANCH

SEC AVENUE 64 & COLFAX ST, THERMAL

OPPORTUNITY
ZONE

SITE

AVENUE 64

FEATURES

- Warm early farmground high on the Mecca Slope
- 80 acres open ground
- Reservoir and filter station
- Drip irrigation
- Currently leased until June 30, 2026

PRICE: \$1,920,000 (\$24,000/AC)



SITE AMENITIES

- **Location:** Property is located at the southeast corner of Colfax St & Avenue 64 in Mecca, CA.
- **Parcel Size:** ±80 acres
- **APN:** 727-231-004
- **Zoning:** W-2 (Controlled Development)
([Click here for RivCo Zoning Ordinance](#))
- **General Plan:** Agriculture
- **Agricultural Preserve:** No
- **Utilities:** Water: 12" line in Johnson St & Avenue 65
Irrigation Water: Yes; Meter #7168
Sewer: 8" line in Donovan Cir
- **Tile Drains:** No
- **Soils Type:** CsA (Coachella fine sandy loam, 0 to 2 percent slopes); CdC (Carsitas gravelly sand, 0 to 9 percent slopes); CpA (Coachella fine sand, 0 to 2 percent slopes); GbA (Gilman fine sandy loam, 0 to 2 percent slopes); W (Water)
- **Reservoir:** Yes
- **Lease:** Leased at \$80,000 /year until June 30, 2026

MR. GRAPE 4 RANCH | 80 ACRES SEC COLFAX ST & AVENUE 64, MECCA

102.71 ACRES

HAMMOND RANCH

NWC GRANT ST & HAMMOND RD, MECCA



AVENUE 68

SITE

GRANT ST

HAMMOND RD

HIGHWAY 111

FEATURES

- Open ground with following income
- Previous citrus grove
- Reservoir and filter station
- Underground drip irrigation

PRICE: \$2,310,975 (\$22,500/AC)



SITE AMENITIES

- **Location:** Property is located at the northwest corner of Grant Street & Hammond Road in Mecca, CA.
- **Parcel Size:** ±102.71 acres
- **APNs:** 729-050-005
- **Zoning:** A-2-20 (Heavy Agriculture, 20 ac min.)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Agricultural Preserve:** Yes
- **Utilities:** Water: 12" line in Hammond Rd
Irrigation Water: Yes; Meter #3459
Sewer: 18" sewer line at Hammond Rd & Ave 66
- **Tile Drains:** Yes; TD-538
- **Soils Type:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), CrA (Coachella fine sand, wet, 0-2% slopes); MCB (Myoma fine sand, wet, 0-5% slopes); W (Water)
- **Reservoir:** Yes
- **Fallowing Contract:** Income: \$1091 per acre per year/Term: 1/1/26 - 12/31/26

HAMMOND RANCH | 102.71 ACRES NWC GRANT ST & HAMMOND RD, THERMAL

77.3 ACRES

AVENUE 70 RANCH

NEC WHEELER ST & AVENUE 70, MECCA

OPPORTUNITY
ZONE



SITE

WHEELER ST

AVENUE 70

FEATURES

- Previously planted to citrus
- Open ground with fallowing income
- Located on the warm Mecca slope
- Reservoir and filter system
- Mainlines and sub-main irrigation in place

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



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
- **Fallowing Contract:** Income: \$1738/acre per year/Term: 7/1/24 - 12/31/26
- **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

AVENUE 70 RANCH | 77.3 ACRES NEC AVENUE 70 & WHEELER ST, MECCA

162.43 ACRES

BEACH RANCH

S HIGHWAY 111 & E OF CLEVELAND ST, MECCA

OPPORTUNITY
ZONE

SITE

HIGHWAY 111

FEATURES

- Previously farmed to citrus & table grapes
- Fertile farm ground along the Salton Sea
- Reservoir and filter station
- Underground drip irrigation
- Zoned commercial along Highway 111
- Currently leased until June 30, 2026

PRICE: \$3,654,675 (\$22,500/AC)



SITE AMENITIES

- **Location:** Property is located on the south side of Highway 111 just east of Cleveland Street in Mecca, CA.
- **Parcel Size:** ±162.43 acres
- **APNs:** 725-100-007, 011, 012; 725-110-003, 006, 007
- **Zoning:** [C-P-S \(Scenic Highway Commercial\)](#); [W-2 \(Controlled Development\)](#); [W-1 \(Watercourse, Watershed, and Conservation Areas\)](#)
- **General Plan:** Agriculture; Open Space - Water
- **Reservoir:** Yes
- **Agricultural Preserve:** No
- **Utilities:** Water: 16" line in Grapefruit Blvd (Hwy 111)
Irrigation Water: Yes; Meter #3405, 3404, & 8011
Sewer: No sewer in the area
- **Tile Drains:** Yes, TD-613
- **Soils Type:** CdC (Carsitas gravelly sand, 0 to 9 percent slopes); CrA (Coachella fine sand, wet, 0-2% slopes); McB (Myoma fine sand, wet, 0-5% slopes); W (Water)'
- **Lease:** Leased at \$168,000 /year until June 30, 2026. Landlord may terminate the lease with 6 months' written notice.

BEACH RANCH | 162.43 ACRES S HIGHWAY 111 & E OF CLEVELAND ST, MECCA

AREA

OVERVIEW



COACHELLA VALLEY

AGRICULTURAL COMMODITIES

The Coachella Valley’s agricultural sector is among the largest crop-growing regions in the state, renowned for its dates, citrus, grapes, and bell peppers. More than 2/3 of local farmground is irrigated in part with Colorado River water delivered via the Coachella Canal, a branch of the All-American Canal. Thanks to the Coachella Canal, Coachella Valley Water District delivers 243,000 acre-feet of imported water annually to some of the most productive farms in the world. With over 67,800 acres in production in the Coachella Valley, the area produces upwards of \$715,900,000 in total annual gross profits annually.



Top 10 Agricultural Commodities in the Coachella Valley*

Crop	Value	Bearing Acres
Dates	\$147,687,600	10,702
Bell Peppers	\$69,670,720	3,274
Lemon-Lime	\$62,667,394	5,979
Nursery Trees	\$61,727,190	795
Grapes	\$50,513,170	3,552
Lettuce	\$43,207,200	4,236
Carrots	\$39,548,250	4,185
Chili Peppers	\$35,561,350	913
Oriental Vegetables	\$26,056,250	1,895
Artichoke	\$22,505,040	1,359



The Coachella Valley Water District (CVWD) relies on four sources of water to provide service to its Coachella Valley customers: groundwater, recycled water, imported water from the State Water Project and the Colorado River via the Coachella Canal, a branch of the All-American Canal. The 123-mile Coachella Canal and its underground water delivery system, managed by CVWD and used to irrigate over 60,000 acres of farmland, continues to attract irrigation specialists from throughout the world, more than a half century after it was built.

*Source: 2023 Coachella Valley Water District Crop Report

SOILS

102.71 AC
HAMMOND RANCH



80 AC
MR. GRAPE 4 RANCH



56.15 AC BUCHANAN RANCH &
77.7 AC AVENUE 58 RANCH



81 AC
LINCOLN RANCH



77.3 AC
AVENUE 70 RANCH



162.43 AC
BEACH RANCH



Soil Code	Soil Description
CrA	Coachella fine sand, wet, 0 to 2 percent slopes
GcA	Gilman fine sandy loam, wet, 0 to 2 percent slopes
Ir	Indio fine sandy loam, wet
It	Indio very fine sandy loam, wet
McB	Myoma fine sand, wet, 0 to 5 percent slopes
MaB	Myoma fine sand, 0 to 5 percent slopes
CsA	Coachella fine sandy loam, 0 to 2 percent slopes
CpA	Coachella fine sand, 0 to 2 percent slopes
GbA	Gilman fine sandy loam, 0 to 2 percent slopes
CdC	Carsitas gravelly sand, 0 to 9 percent slopes
W	Water

AREA SUMMARY

COACHELLA VALLEY

The ultimate work/play destination, the Coachella Valley – also known as Greater Palm Springs – is the sweet spot of Southern California. Famous for its year-round sunshine and idyllic quality of life, and powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment. There’s no finer place to live, work and play.

The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.

Greater Palm Springs is situated two hours from Los Angeles, Orange County and San Diego and within only a few hours of Las Vegas and Phoenix by car. Interstate 10, stretching coast-to-coast, is the fourth largest interstate highway in the United States, and is the major corridor through Greater Palm Springs, the lifeline connecting all of Southern California.

Palm Springs International Airport offers direct flights to cities throughout the United States and Canada. The airport serves over 1.5 million airline passengers a year, connecting to the 10 largest airline hubs in the country. At the east end of the valley, Jacqueline Cochran Regional Airport provides service to private aircraft.



VICINITY MAP



TRAVEL TIME		
I-10 Freeway:	3 minutes	3 miles
Expwy 86:	1 minute	.9 miles
Airport:	3 minutes	2 miles
O.C.:	1.5 Hours	103 miles
San Diego:	1.75 Hours	95 miles
Los Angeles:	2 Hours	120 miles
Phoenix:	3.5 Hours	245 miles
Las Vegas:	4.1 Hours	253 miles
Mexicali:	1.2 hours	96 miles



The Coachella Valley's ideal location puts it front and center. It is situated in a regional marketplace of more than 21 million customers, with rail service, airports, and access to commercial shipping and cargo. The Coachella Valley enjoys easy access to the nationwide east-west Interstate 10 corridor, 86 Expressway, and three airports: Palm Springs International Airport, Bermuda Dunes Airport, and the nearby Jacqueline Cochran Airport. The Coachella Valley is two hours from Los Angeles and San Diego, three and a half hours from Phoenix, and four hours from Las Vegas.

REGIONAL MAP



PORTS & MAJOR CITIES

City/Port	Distance
Los Angeles	120 mi
Port of LA/Long Beach	145
Port of San Diego	137
Las Vegas	253
Phoenix	245
Fresno	348
Sacramento	515
Port of Oakland	494
Reno	535
Salt Lake City	723
Denver	1,050
Portland	1,092
Boise	927
Seattle/Port of Seattle	1,265
Tacoma/Port of Tacoma	1,203
Mexico Border	105

OPPORTUNITY ZONE

OVERVIEW



OPPORTUNITY ZONE

The entire ranch portfolio is located in one of the Opportunity Zones in the Coachella Valley. Opportunity Zones are designed to promote long-term investment in designated areas across the country by connecting private capital to communities with untapped potential in a way that could benefit the investor as well as the community. For the investor, these opportunity zones can make it possible to keep significantly more of your profits after taxes by investing into an Opportunity Zone Fund. The Opportunity Zones program offers three possible tax incentives for investing in these designated communities through a qualified Opportunity Fund.

1. Deferral of Capital Gains

By investing in an Opportunity Fund, the invested Capital Gains do not need to be recognized when the investment is sold or exchanged or until December 31, 2026.

2. Reduction of Capital Gains

After holding an investment in the Opportunity Zone Fund for seven years, the Capital Gains tax on the original Capital Gains is reduced by 10%. This is the equivalent of having a 10% step-up in basis on the initial investment.

3. No Capital Gains

After holding an investment in the Opportunity Fund for at least ten years, an investor's disposition of an investment in the Opportunity Fund does not result in any additional federal income taxes.

Investing an opportunity zone could provide a private investor with potential to save on taxes and grow your investment while making a difference in the local community.



Agent Information



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Emily Harvey began working for Desert Pacific Properties in 2012. After two years in commercial real estate, she relocated to Los Angeles where she resided for ten years. Emily recently moved back to the Coachella Valley to continue her career in real estate representing primarily commercial buyers and sellers throughout the valley.

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