

# 26.35 ACRES EXPRESSWAY 86

THERMAL, CA



## NWC EXPRESSWAY 86 & AVENUE 64, THERMAL, CA

### FEATURES

- 26.35 acres conveniently located at the corner of Expressway 86 and Avenue 64
- Just 3.5 miles to The Thermal Club, an exclusive luxury motorsports track
- 5 miles to Jacqueline Cochran Regional Airport
- Easy access to I-10 and Highway 111
- In Opportunity Zone, providing potential tax incentives

**PRICE: \$1,054,000 (\$40,000/AC)**



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# 26.35 ACRES EXPRESSWAY 86

AERIAL & SITE AMENITIES

NWC AVENUE 64 & EXPRESSWAY 86, THERMAL



## SITE AMENITIES

- **Location:** The property is located on the northwest corner of Expressway 86 & Avenue 64, Thermal, CA
- **APN:** 749-060-025
- **Parcel Size (According to County Assessor's Information):** 26.35 acres
- **Zoning:** [Click here to view A-2-10 \(Heavy Ag, 10-acre min. lot size\)](#)
- **General Plan:** [Click here to view CT \(Commercial Tourist\)](#)
- **Utilities:**  
Domestic Water: 18" line in Lincoln St  
Irrigation Water: No  
Sewer: 8" line in Lincoln St  
18" line in Avenue 66
- **Tile Drain Lines:** Yes; TD-255
- **Soils:** It (Indio very fine sandy loam, wet); Sb (Salton silty clay loam)

## SOILS MAP



## 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](http://www.DesertPacificProperties.com/OpportunityZone)

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