

1,055.73 AC COACHELLA VALLEY

EXPRESSWAY 86 & AVENUE 76



DESERT SUN RANCH

FEATURES

- 1,055 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: \$26,393,250 (\$25,000/AC)

COACHELLA VALLEY



VICINITY MAP



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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located on the East and West side of Pierce Street (Hwy 195) and North & South of Avenue 74 in Oasis, CA (unincorporated area).
- **APN:** 749-260-004 (61.2 AC), 005 (40.5 AC), 749-270-004 (158.68 AC), 005 (40.5 AC), 755-142-005 (28.06 AC), 006 (47.66 AC), 749-290-006 (212.9 AC), 755-142-014 (466.23 AC)
- **Leases:** 923.23 ac vegetable ground - Leased until 6/30/30;
132.50 ac date trees - Leased until 12/31/24
- **Zoning:** A-1-10 (Light Agriculture, 10 acre minimum lot size)
- **General Plan:** Agriculture; Medium Density Residential; Business Park; Retail Commercial; Indian Jurisdiction
- **Total Parcel Size:** 1,055.73 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: 1761, 1363, 1756, 1286, 1264, 1209, 1377, 4926, 1185, 4927, 1366, 1776, 1721, 1736, 1707, 6174, 6172, 1270; (Seven reservoirs)
- **Tile Map:** # 445, 467, 112, 18, 28, 343, 318, 478, 539, 511

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