

75 ACRES ORGANIC DATE RANCH

TRIPLE E RANCH, COACHELLA VALLEY

OPPORTUNITY
ZONE

AVENUE 62 & WEST OF PIERCE ST, THERMAL, CA

FEATURES

- Approx. 5,942 organic date trees located on the property
- Easy access to Expressway 86
- 1.5 miles from The Thermal Club, a premier, private luxury motorsports track
- 2 miles to Jacqueline Cochran Regional Airport
- In Opportunity Zone, providing potential tax incentives
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California

PRICE: \$2,625,000 (\$35,000/AC)

PROPERTY AERIAL




Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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AERIAL & SITE AMENITIES

TRIPLE E RANCH, THERMAL



SITE AMENITIES

- **Location:** The property is located on the north side of Avenue 62 west of Pierce Street in Thermal, CA
- **APN:** 757-310-018
- **Parcel Size (According to County Assessor's Information):** 75 acres
- **Zoning:** [Click here to view A-2-10 \(Heavy Ag, 10-acre min. lot size\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **Utilities:** Water: 24" line on Avenue 60
Sewer: 8" line on Avenue 62
Irrigation Water: Yes, Meter #6651, 6664
- **Tile Drain Lines:** Yes, TD-380
- **Lease:** Deglet trees are currently leased at \$20/tree/year. Lease may be terminated upon sale.
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), GfA (Gilman silt loam, wet, 0-2% slopes), Ir (Indio fine sandy

PRODUCTION

	Average Yield
2021	694,703
2022	637,367
2023	535,597

TREE COUNTS/AGE

Type	Medjool	Deglet	Zahidi	Exotic
Count	407	5,319	206	10
Age	30	29	27	21

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

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