

# 80 ACRES MR. GRAPE 4 RANCH

THERMAL, CA

OPPORTUNITY  
ZONE

**SITE**

AVENUE 64

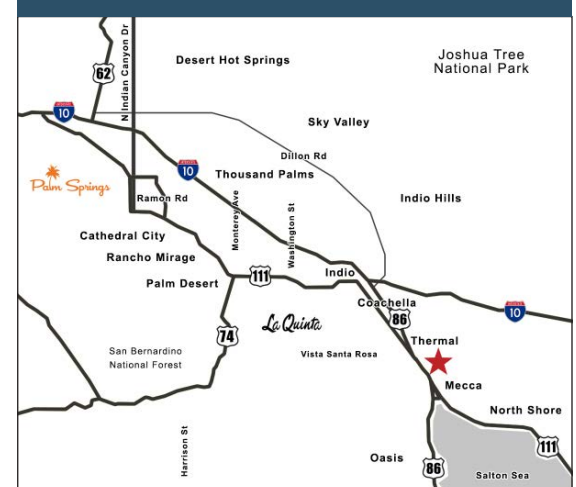
SEC AVENUE 64 & COLFAX ST, THERMAL, CA

## 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
- 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: \$1,920,000 (\$24,000/AC)**

## COACHELLA VALLEY



VICINITY MAP

  
**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE



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## AERIAL & SITE AMENITIES



## 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
- **Lease:** Leased at \$80,000/year until June 30, 2026.
- **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

SCAN OR CLICK THE QR CODE



### PROPERTY VIDEO

Take a look at a video of the property.

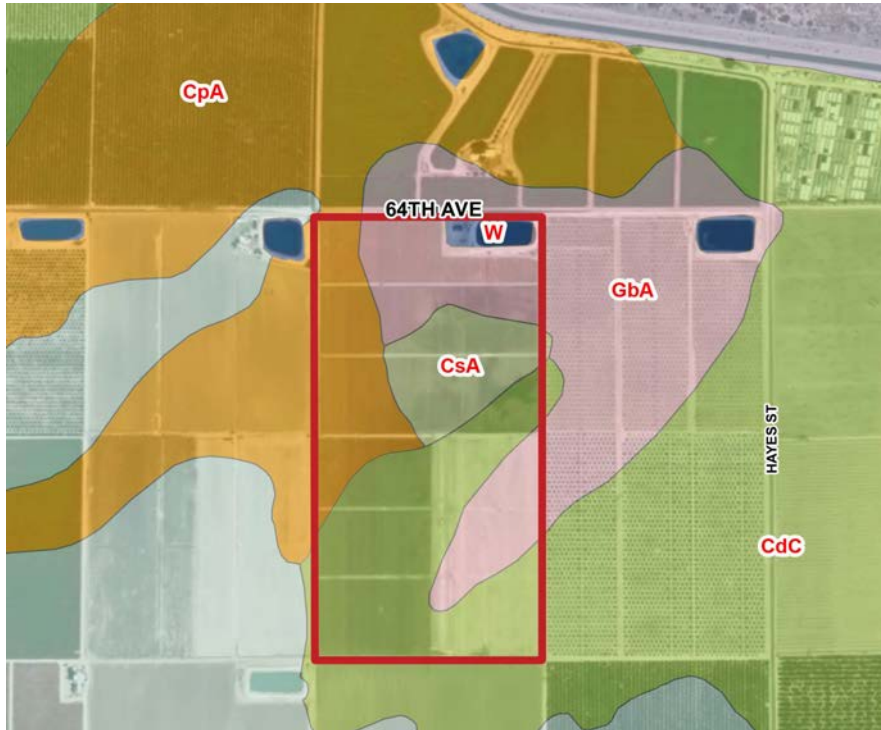
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## IRRIGATION & SOILS MAPS

### SOILS MAP



### IRRIGATION MAP



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## PROPERTY PHOTOS



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