

162.43 ACRES BEACH RANCH

MECCA, CA

OPPORTUNITY
ZONE

SITE

HIGHWAY 111

S HIGHWAY 111 & E OF CLEVELAND ST, MECCA, CA

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

COACHELLA VALLEY



VICINITY MAP

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

8/21/25 JC



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AERIAL & SITE AMENITIES



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
- **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.
- **Reservoir:** Yes

SCAN OR CLICK THE QR CODE



PROPERTY VIDEO

Take a look at a video of the property.

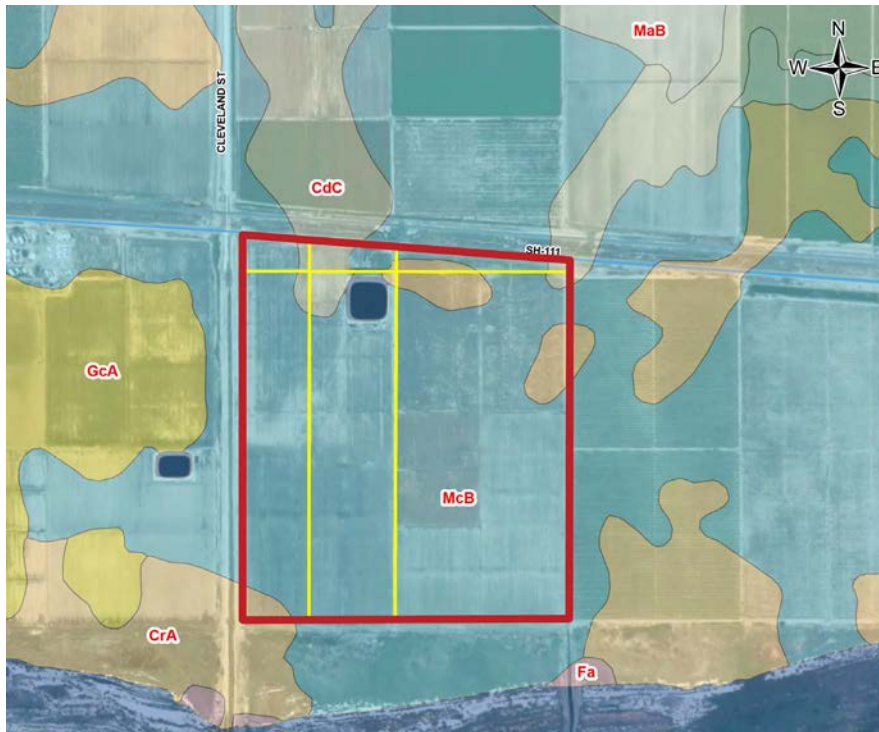
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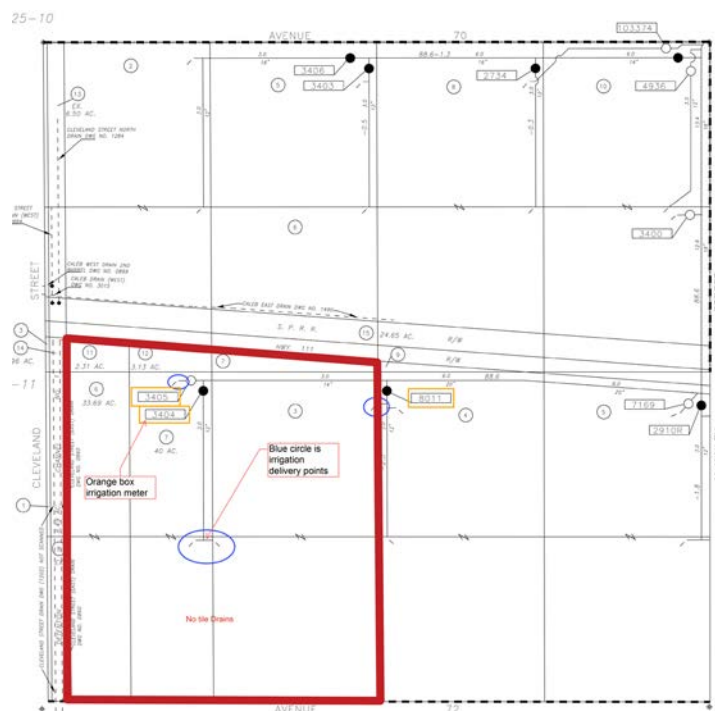
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IRRIGATION & SOILS MAPS

SOILS MAP



IRRIGATION MAP



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PROPERTY PHOTOS



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