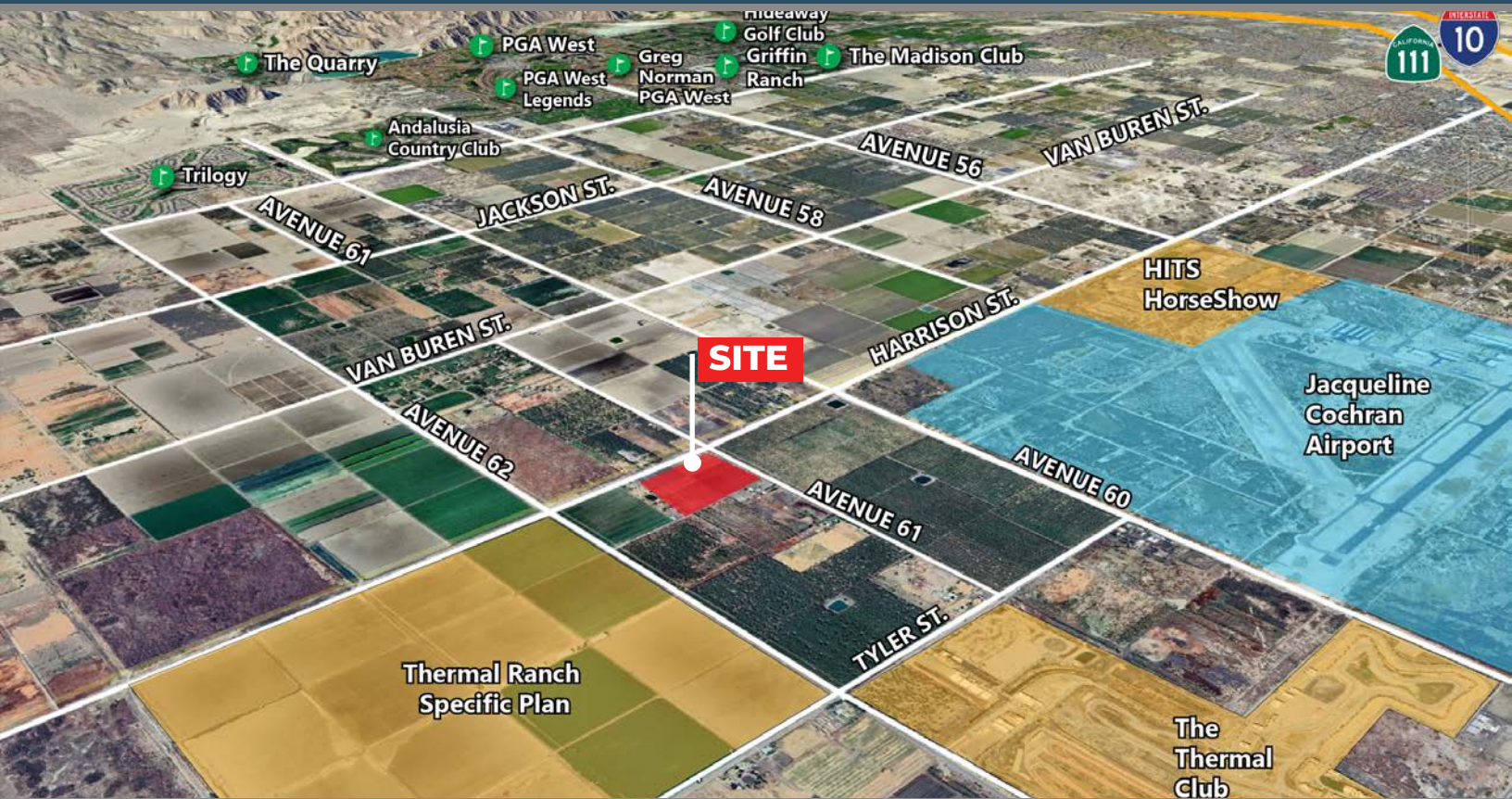


39 ACRES RESIDENTIAL LAND

1 MILE WEST FROM THERMAL MOTORSPORTS, THERMAL, CA



SEC HARRISON ST./AVENUE 61, THERMAL, CA

FEATURES

- 1/2 mile from the newly approved Thermal Ranch Specific Plan which 223 acres are dedicated to a large equestrian center, up to 1,362 dwelling units across a variety of housing types and commercial uses
- In an area of many equestrian estates and three miles from the acclaimed Desert International Horse Show
- One mile to The Thermal Club, an exclusive luxury motorsports track
- Close proximity to high-end country clubs such as Trilogy La Quinta, Andalusia Country Club, PGA West, & Madison Club
- In Opportunity Zone, providing potential tax incentives

ASKING PRICE: \$8,000,000 (\$205,128/AC)



VICINITY MAP



12/10/25 SA



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39 ACRES RESIDENTIAL LAND

AERIAL & SITE AMENITIES



DIRECTIONS

Directions: From Expressway 86 South, take exit 16 onto Airport Blvd. (Ave 56) going west for approximately 2.7 miles to Harrison St. Turn left (south) on Harrison St. for approx. 2.5 miles. Property will be at your left side, corner of Avenue 61/Harrison St.

SITE AMENITIES

- **Location:** The property is located at the southeast corner of Avenue 61 and Harrison St. in the unincorporated area of Thermal, CA.
- **Zoning:** W2 (Controlled Development)
- **General Plan:** AG (Agriculture)
- **APN:** 759-140-001
- **Parcel Size:** 39 acres
- **Utilities:** Electric: to site
Water: 30" line on Harrison St./Avenue 61
Well (inactive)
Sewer: 42" line on Avenue 62/Harrison St.
Irrigation Water: Yes, meter #2091
- **AG Preserve:** Not in Ag Preserve
- **Current Use:** Currently 30 acres being farmed at \$661.50/AC/YR
- **Opportunity Zone:** Yes
- **Flood Zone:** No
- **Earthquake Fault Zone:** No
- **Terms:** Cash, Owner Will Carry or Joint Venture
- **Comments:** Build your own private estate close to shopping, restaurants and golf in the immediate path of growth. Close proximity to Andalusia Country Club, The Palms Country Club, PGA West, and Madison Club. Just 1/2 a mile from the newly approved Thermal Ranch.

PROPERTY VIEW



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.