

17 ACRES JACQUELINE COCHRAN AIRPORT

SEC AIRPORT BLVD & HIGGINS DR, THERMAL



17.18 AC
AIRPORT BLVD


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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17.18 AC AIRPORT BLVD, TH

Jacqueline Cochran Regional Airport Drives Land Value and Not Just Airport Activity.

Here's Why:

- Jacqueline Cochran Regional Airport consistently serves a premier mix of Gulfstream and Bombardier Global aircraft, along with Fortune 500 flight departments and ultra-high-net-worth travelers.
- The on-site FBO at Jacqueline Cochran is consistently ranked the #1 facility in the Palm Springs/Coachella Valley market by Aviation International News, reflecting its exceptional service and operational standards.
- The airport's FBO has also been designated the exclusive "Preferred FBO" by the Corporate Aircraft Association, underscoring its reputation among elite aviation operators.
- Beyond arrivals and departures, high-net-worth jet traffic at Jacqueline Cochran fuels a dynamic micro-economy, driving demand for luxury services, hospitality, and regional business growth.
- Frequent users of Jacqueline Cochran Regional Airport have distinct needs compared to typical general aviation traffic—prioritizing privacy, seamless speed from runway to final destination, and highly controlled environments with secure access and concierge-level service—demand that extends beyond the airfield and drives development and activity across surrounding properties.

INVESTMENT SUMMARY

17.18 AC AIRPORT BLVD, TH



Size |
±17.18 acres



Price | \$5,000,000



Price PSF | \$6.68



Terms | Cash



Tax Incentives | Opportunity Zone



PROPERTY LOCATION

17.18 AC AIRPORT BLVD, TH



Jacqueline Cochran
Regional Airport



AIRPORT RUNWAY

Atlantic
Aviation FBO

Desert Jet
FBO

AIRPORT RUNWAY

SITE

AIRPORT BLVD

HIGGINS DR

Airport
Entrance

TYLER ST

PROPERTY FEATURES

- 17.18 acres adjacent to Jacqueline Cochran Regional Airport, located at a key corner at the airport's entrance
- Jacqueline Cochran Regional Airport had 43,500 aircraft operations in 2023 and is currently exploring the possibility of adding commercial air service and cargo service to the facility
- Conceptual plans for a mixed-use aviation business park with 86,200 SF of warehouse/industrial/flex space, 16,800 SF of office space, 27,300 SF of manufacturing space, 32,600 SF of industrial/office space, a 45-60 key boutique hotel, and event space
- Utilities in street
- New interchange at Airport Blvd & Expressway 86
- Three miles to The Thermal Club, a private high-end race track
- Across from Desert International Horse Park



17.18 AC AIRPORT BLVD, TH



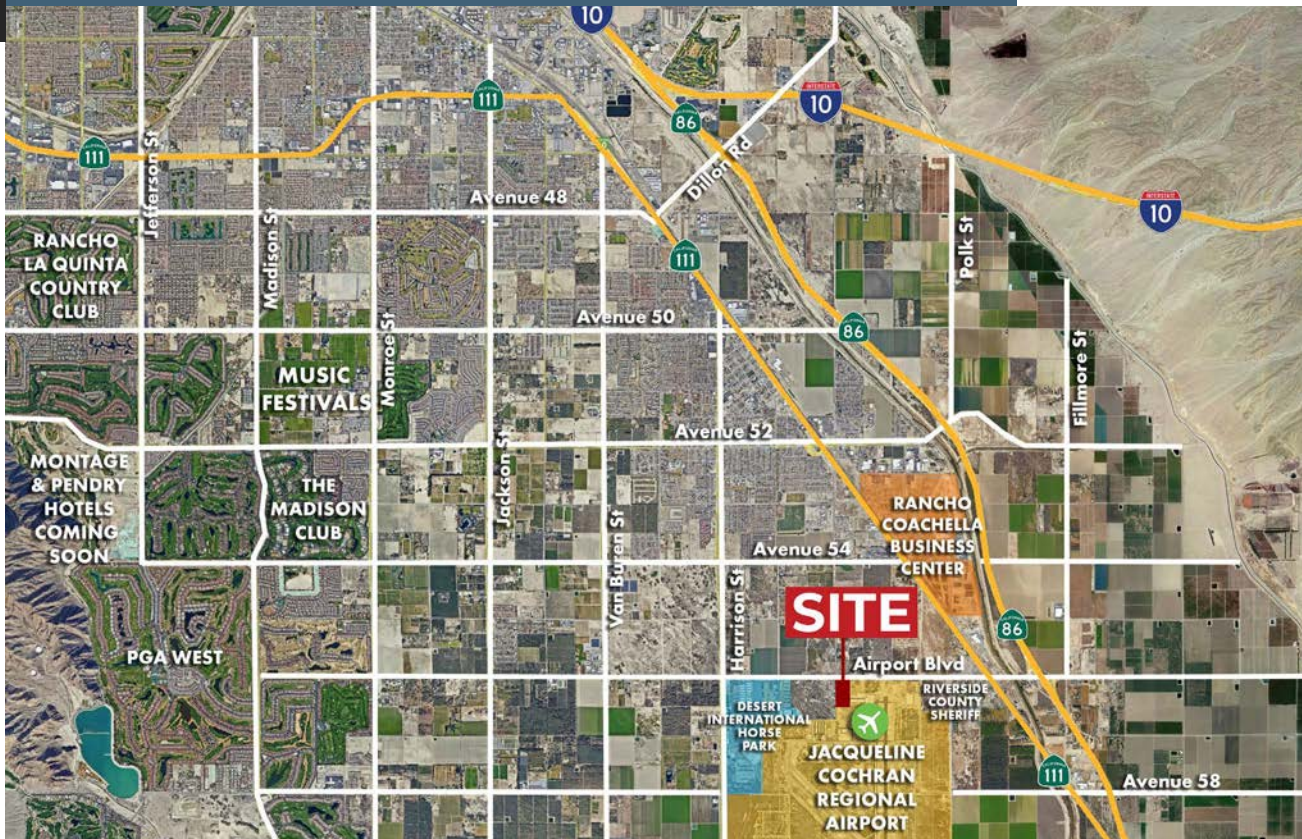
JACQUELINE COCHRAN REGIONAL AIRPORT

FBOs INCLUDE DESERT JET, ATLANTIC AVIATION, THERMAL AVIATION, AND MORE



SITE DETAILS

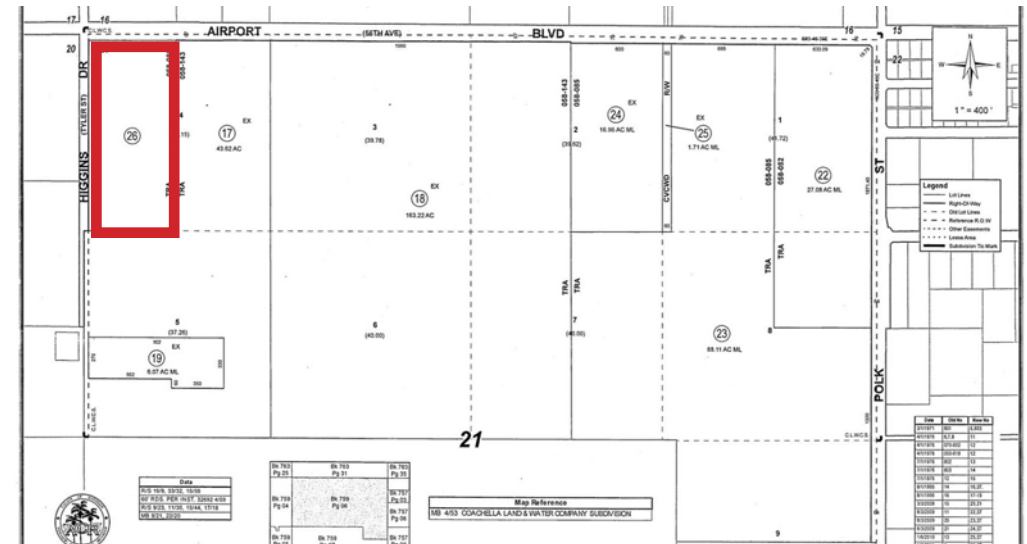
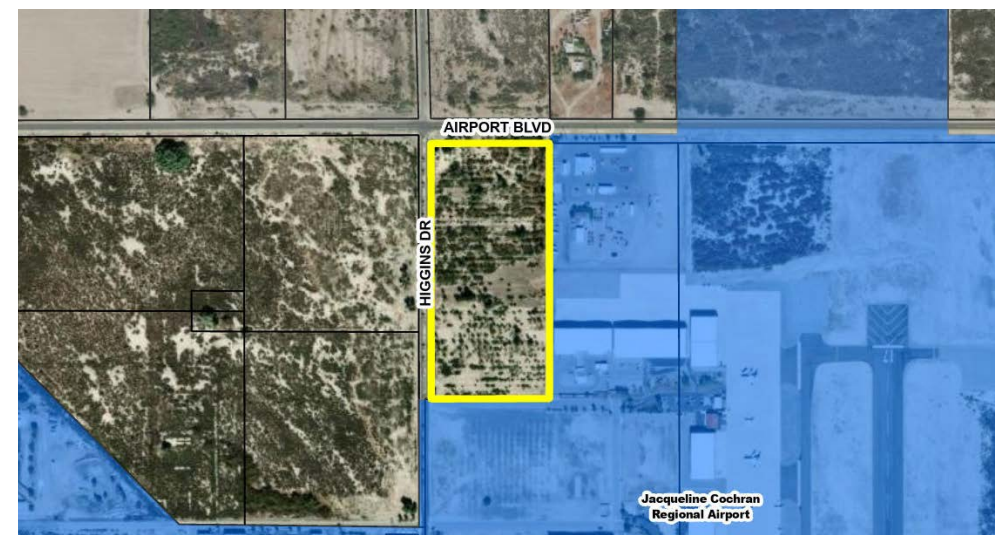
17.18 AC AIRPORT BLVD, TH



SITE DETAILS:

- **Location:** Located at the southeast corner of Airport Blvd & Higgins Dr in Thermal, CA
- **APN:** 759-060-026
- **Parcel Size (According to County Assessor's Information):** 17.18 Acres
- **Zoning: M - SC (Manufacturing - Service Commercial)**
- [Click here](#)
- **General Plan: L - I (Light Industrial)** - [Click here](#)
- **In Airport Land Use Zones: ZONE B2, C, & D**
[CLICK HERE FOR AIRPORT LAND USE RESTRICTIONS](#)
[CLICK HERE FOR AIRPORT ZONING ORDINANCE](#)
- **Utilities:** Electric: In Street
Water: 24" line in street
Sewer: 18" line in street
Gas: In Avenue 54
Irrigation Water: TBD
- **Tile Drain Lines:** TBD
- **Comments:** Convenient location just 1 mile from Expressway 86 and adjacent to the Jacqueline Cochran Regional Airport.

ZOOMED IN AERIAL & PARCEL MAP



CONCEPTUAL PLAN

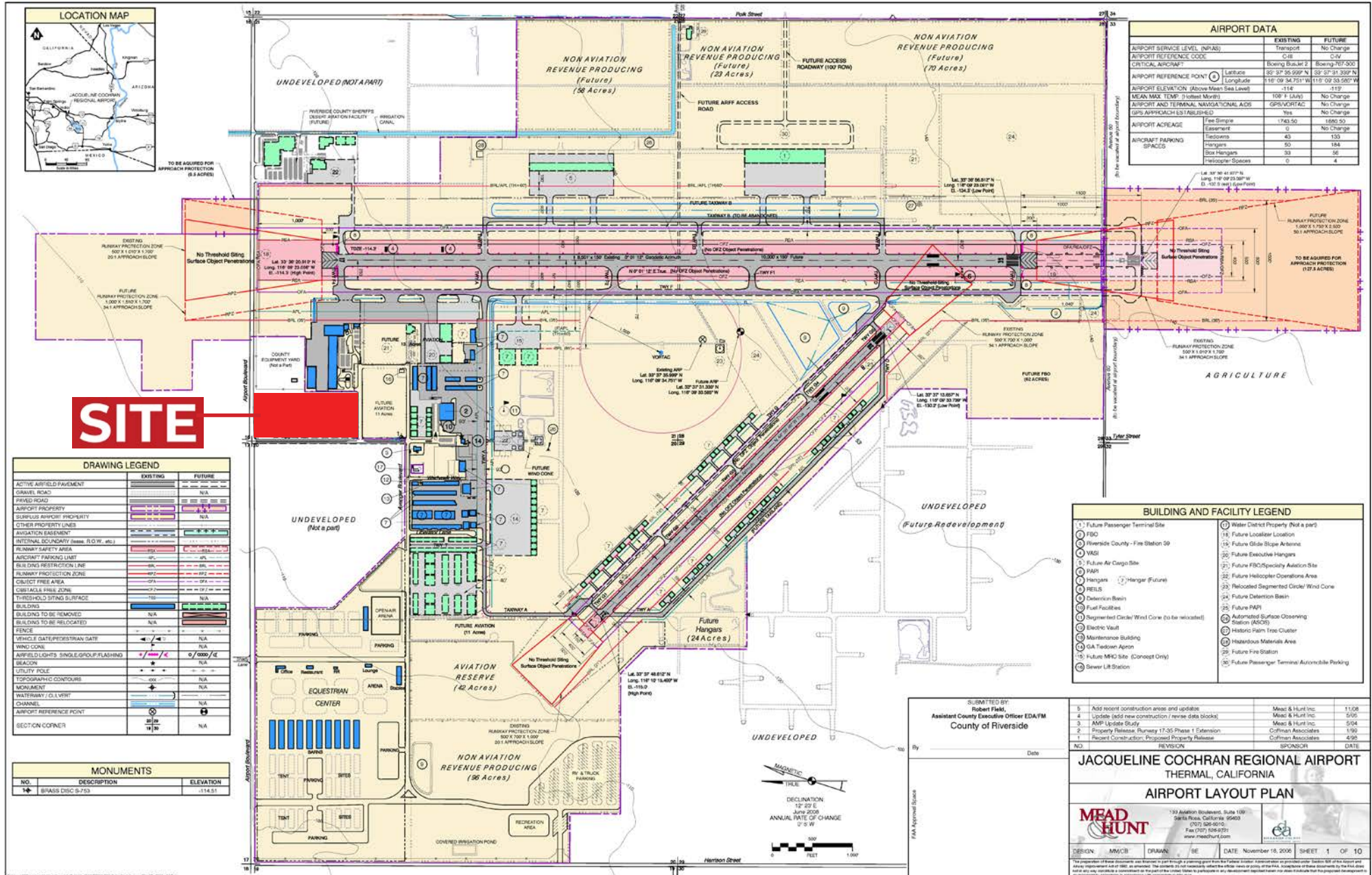
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PROPOSED BUSINESS PARK WITH 86,200 SF OF WAREHOUSE/INDUSTRIAL/FLEX SPACE, 16,800 SF OF OFFICE SPACE, 27,300 SF OF MANUFACTURING SPACE, 32,600 SF OF INDUSTRIAL/OFFICE SPACE, A 45-60 KEY BOUTIQUE HOTEL, AND EVENT SPACE

AIRPORT SITE PLAN

17.18 AC AIRPORT BLVD, TH



JACQUELINE COCHRAN REGIONAL AIRPORT
LAYOUT MAP

LOCATION OVERVIEW

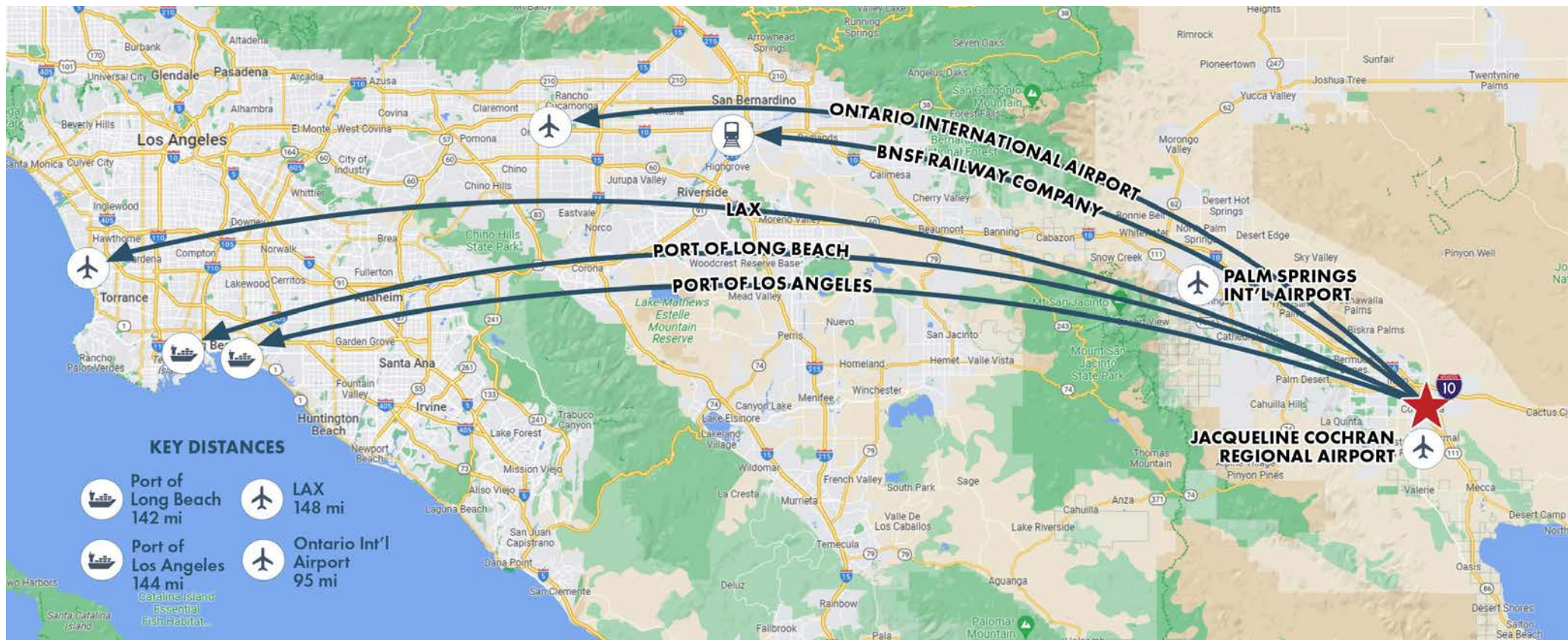
The Inland Empire, consisting of Riverside and San Bernardino Counties in Southern California, has emerged as a critical nexus for the Transportation, Distribution, and Logistics (TDL) or goods movement sector. At the confluence of port-bound freeways and rail spurs along the eastern edge of Los Angeles' sprawl, the Inland Empire is ideally situated for the TDL and warehousing markets.

About 40% of all containers entering the U.S. from Asia are handled by the ports of L.A. and Long Beach. More than 37,000 heavy and tractor-trailer truck drivers based in the Inland Empire haul that cargo to rails and warehouses scattered across Riverside and San Bernardino Counties' 27,000 square miles, which is double the land area of the next largest metropolitan area, Phoenix-Scottsdale in Arizona.

TRAVEL TIME

I-10 Freeway:	3 minutes	3 miles
Expwy 86:	1 minute	.9 miles
Airport:	3 minutes	2 miles
O.C.:	1.5 Hours	103 miles
San Diego:	1.75 Hours	95 miles
Los Angeles:	2 Hours	120 miles
Phoenix:	3.5 Hours	245 miles
Las Vegas:	4.1 Hours	253 miles
Mexicali:	1.2 hours	96 miles

INLAND EMPIRE



LOCATION OVERVIEW

COACHELLA VALLEY/ GREATER PALM SPRINGS

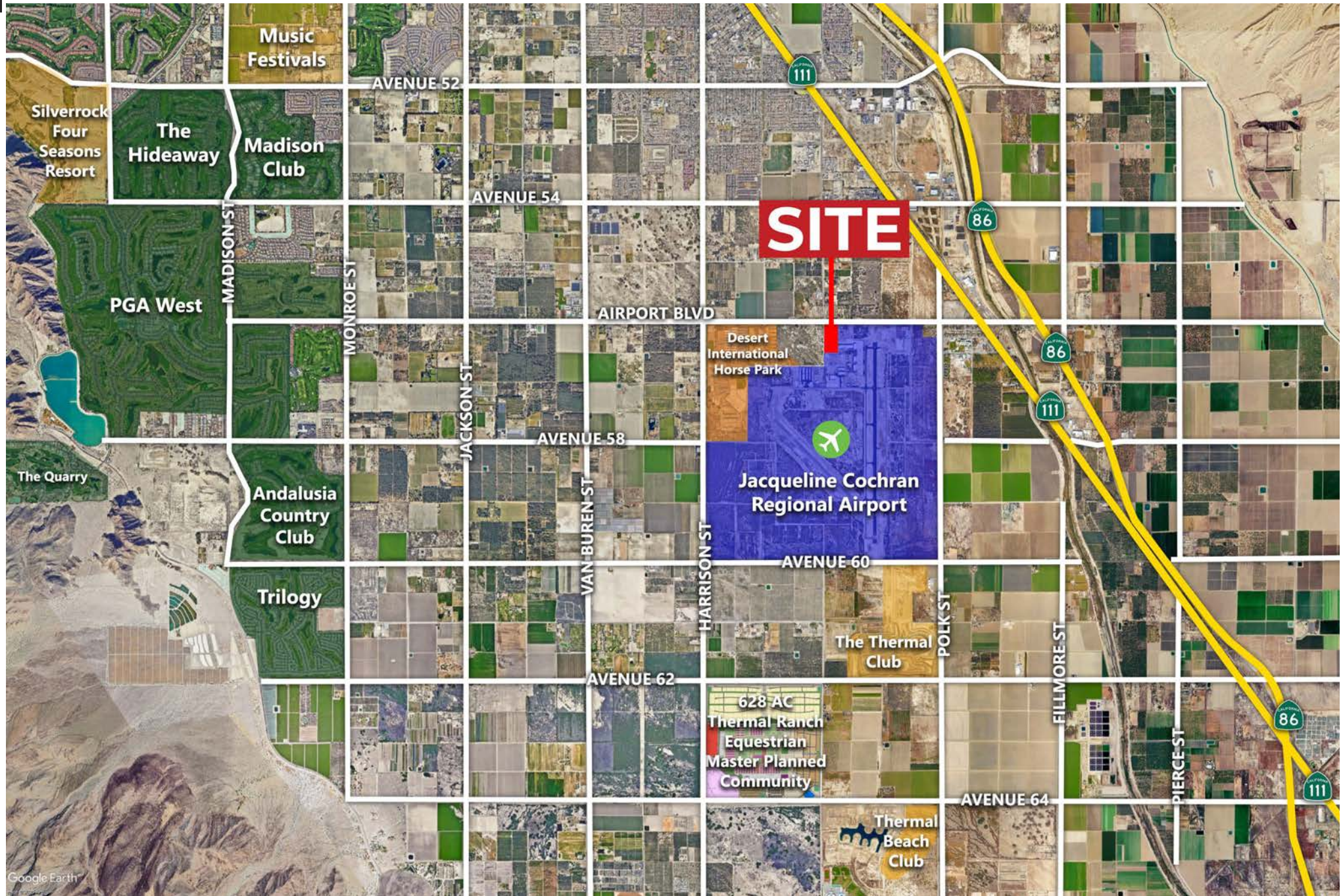
The ultimate Southern California destination, the Coachella Valley – also known as Greater Palm Springs – is famous for its year-round sunshine and idyllic quality of life. Powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment.

The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.



LOCATION OVERVIEW

PROXIMITY TO KEY POINTS OF INTEREST



LOCATION OVERVIEW

PORTS & MAJOR CITIES



PORTS & MAJOR CITIES	
City/Port	Distance
Los Angeles	120 mi
Port of LA/Long Beach	145
Port of San Diego	137
Las Vegas	253
Phoenix	245
Fresno	348
Sacramento	515
Port of Oakland	494
Reno	535
Salt Lake City	723
Denver	1,050
Portland	1,092
Boise	927
Seattle/Port of Seattle	1,265
Tacoma/Port of Tacoma	1,203
Mexico Border	105

TAX INCENTIVES

17.18 AC AIRPORT BLVD, TH



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

CALIFORNIA GO-BIZ

The Governor's Office of Business and Economic Development (GO-Biz) serves as the State of California's leader for job growth, economic development, and business assistance efforts. There are a range of no-cost consultation services offered to business owners, including: attraction, retention and expansion services, site selection, permit assistance, regulatory guidance, small business assistance, international trade development, assistance with state government, and more.

For More Information Please Visit:

<https://business.ca.gov/about/about-go-biz/>

CALIFORNIA COMPETES

The California Competes Tax Credit (CCTC) is an income tax credit available to businesses that want to locate in California or stay and grow in California.

Businesses of any industry, size, or location compete for over \$180 million in available tax credits by applying in one of three application periods each year. Applicants will be analyzed based on fourteen different factors of evaluation, including number of full-time jobs being created, amount of investment, and strategic importance to the state or region.

For More Information Please Visit:

<https://business.ca.gov/california-competes-tax-credit/>

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This industrial lot offers a rare opportunity in a prime location adjacent to Jacqueline Cochran Regional Airport, making it ideal for distribution, logistics, aerospace services, or other industrial business requiring swift transport connections. Situated in a rapidly growing area with strong infrastructure and increasing commercial activity, the property enjoys excellent visibility and is located in a thriving business zone with ongoing development.

The property is zoned for a wide range of uses including agricultural, industrial, service-based, and commercial operations. Allowable uses may include warehousing and distribution, light manufacturing, cold storage, equipment rental, contractor yards, office, and select retail uses.

The subject property enjoys easy access to major highways and thoroughfares, including Airport Boulevard, Highway 111, Expressway 86, and Interstate 10, making it well-positioned for regional and long-haul distribution.

The lot is ready for development with utilities in the street and conceptual plans for a mixed-use aviation business park with 86,200 SF of warehouse/industrial/flex space, 16,800 SF of office space, 27,300 SF of manufacturing space, 32,600 SF of industrial/office space, a 45-60 key boutique hotel, and event space.

This lot represents a strategic investment or development opportunity in a location poised for continued expansion and business activity. This opportunity is ideal for investors or end-users seeking flexibility and long-term value.

CONTACTS & DISCLOSURE

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