76.88 ACRE DATE RANCH

PUG FARMS | COACHELLA VALLEY



HARRISON ST & AVE 76, OASIS, CA

FEATURES

- 76.88 acre date ranch with approximately 7 acres of younger medjool date trees
- Located in Oasis, a very desirable farming area in the Coachella Valley
- Affordable and abundant Coachella Valley Water District (CVWD) irrigation water with one of the lowest water rates in the state
- Partially In Opportunity Zone, providing potential tax incentives
- Zoned mixed use which allows for a variety of residential & commercial use
- Next to Oasis Medical facility and the new Oasis Community Park and one mile from Oasis Elementary School

PRICE: $1,306,960 ($17,000/AC)

COACHELLA VALLEY



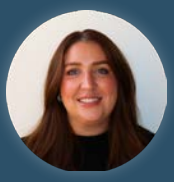
VICINITY MAP

DESERT PACIFIC PROPERTIES

11/7/25 JC



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AERIAL & SITE AMENITIES

DESERT PACIFIC PROPERTIES



SITE AMENITIES

- **Location:** Property is located at Harrison St & Ave 76-Ave 77, Oasis, CA
- **APN:** 755-161-008 (32.02 AC), 009 (20 AC), 010 (19.2 AC), 755-162-001 (5.66 AC)
- **Size (According to County Assessor's Information):** 76.88 Acres
- **Zoning:** Click here to view MU (Mixed Use)
- **General Plan:** Click here to view MUA (Mixed Use Area)
- **Utilities:**
  Irrigation Meter: #1774 & #1374
  Tile Drain: TD-20; TD-62; TD-271; TD-324
  Electric: In Street (Buyer to verify capacity)
  Domestic Water: 30" main line on Harrison St
  Sewer: No sewer in the area
- **Opportunity Zone:** Easterly 5.66 Acres
- **AgPreserve:** Not In
- **Soils:** GcA (Gilman fine sandy, wet, 0-2% slopes), CrA (Coachella fine sand, wet, 0-2% slopes), It (Indio very fine sandy loam, wet), Ir (Indio fine sandy loam, wet)
- **Terms:** Cash
- **Comments:** Great opportunity for farmground in the path of growth & zoned for development. The majority of trees are tall but still producing. Great opportunity for future development.

SOILS MAP



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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.