

22.63 AC COMMERCIAL/INDUSTRIAL THERMAL, CA



NWC HIGHWAY 111/AIRPORT BLVD- THERMAL, CA

FEATURES

- Close to entrance of Jacqueline Cochran Regional Airport
- Prime Intersection at Hwy 111 and Airport Blvd.
- Utilities to the Site
- Close to The Thermal Club, private high end race track
- Close to the acclaimed Desert Horse Park
- New interchange at Airport Blvd & EXP 86
- New overpass at Airport Blvd & Highway 111
- Commercial and industrial zoning
- Includes post office lease
- Approx. 9,400 cars/day on Hwy 111

Price: \$2,957,288 (\$3/SF)



VICINITY MAP

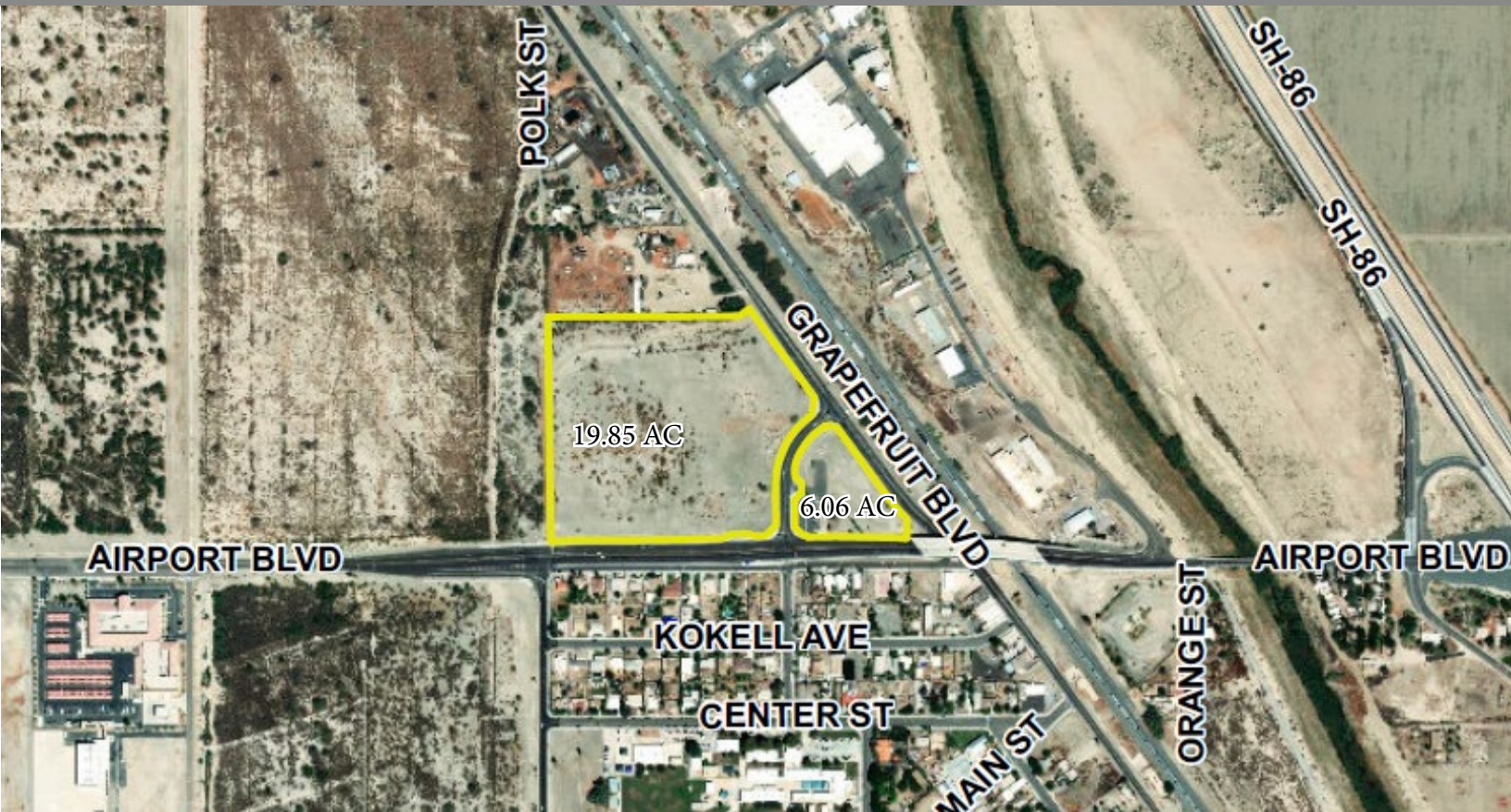
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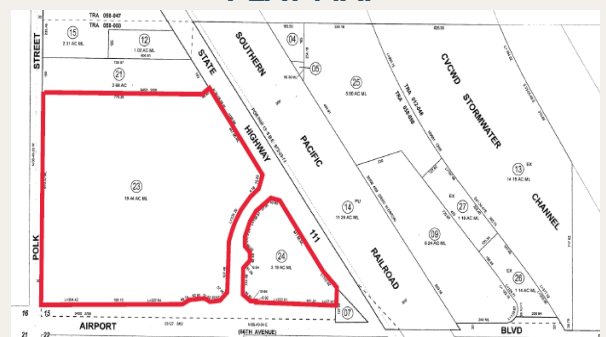
22.63 AC COMMERCIAL/INDUSTRIAL AERIAL



SITE AMENITIES

- **Location:** Northwest Corner of Hwy 111 and Airport Boulevard (Avenue 56) in the unincorporated community of Thermal located in the Eastern Coachella Valley, Riverside County.
- **Parcel Size:** 22.63 acres
- **APN:** 763-350-023, 024 (Certificate of Compliance needed to make two parcels)
- **Zoning:** 19.85 acres C1-CP (General Commercial) & 6.06 acres MSC (Manufacturing Service Commercial)
- **Current Use:** 2,060 sq. ft. building leased by the United States Post Office at \$27,871 annually. Balance of the land is unimproved.
- **Utilities:** Water - 8 inch on Airport Blvd. & 18 inch line in Airport Blvd at Polk St. (Will-serve letter available)
Sewer - 18" force main line on Polk/Airport Blvd
Natural Gas, Electric and Telephone at the Site
- **Street Improvements:** Full Street Improvements completed on Airport Blvd. Improvements are required along Hwy 111.
- **Comments:** This property has 932 feet of Hwy 111 frontage with excellent marketing visibility. There is tremendous retail opportunity being the only corner available at a major intersection, and it is the primary access from Expressway 86 and Hwy 111 to Jacqueline Cochran Regional Airport and world renowned resorts in La Quinta.

PLAT MAP



WHAT IS AN 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