

.73 AC COMMERCIAL LAND

JACKSON ST & 45TH AVE, INDIO, CA



FEATURES

- Easy access to I-10 freeway
- Approx. 240 ft of frontage on Jackson St
- Great visibility on one of the most travelled corridors in the east valley
- 14,000 cars/day on Jackson
- 1 mile from historic downtown Indio where new development is occurring and the college of the desert campus is growing rapidly
- In the Opportunity Zone providing the opportunity for tremendous tax benefits
- Indio has the highest population in the Coachella Valley

Asking Price: \$375,000 (\$11.79/SF)

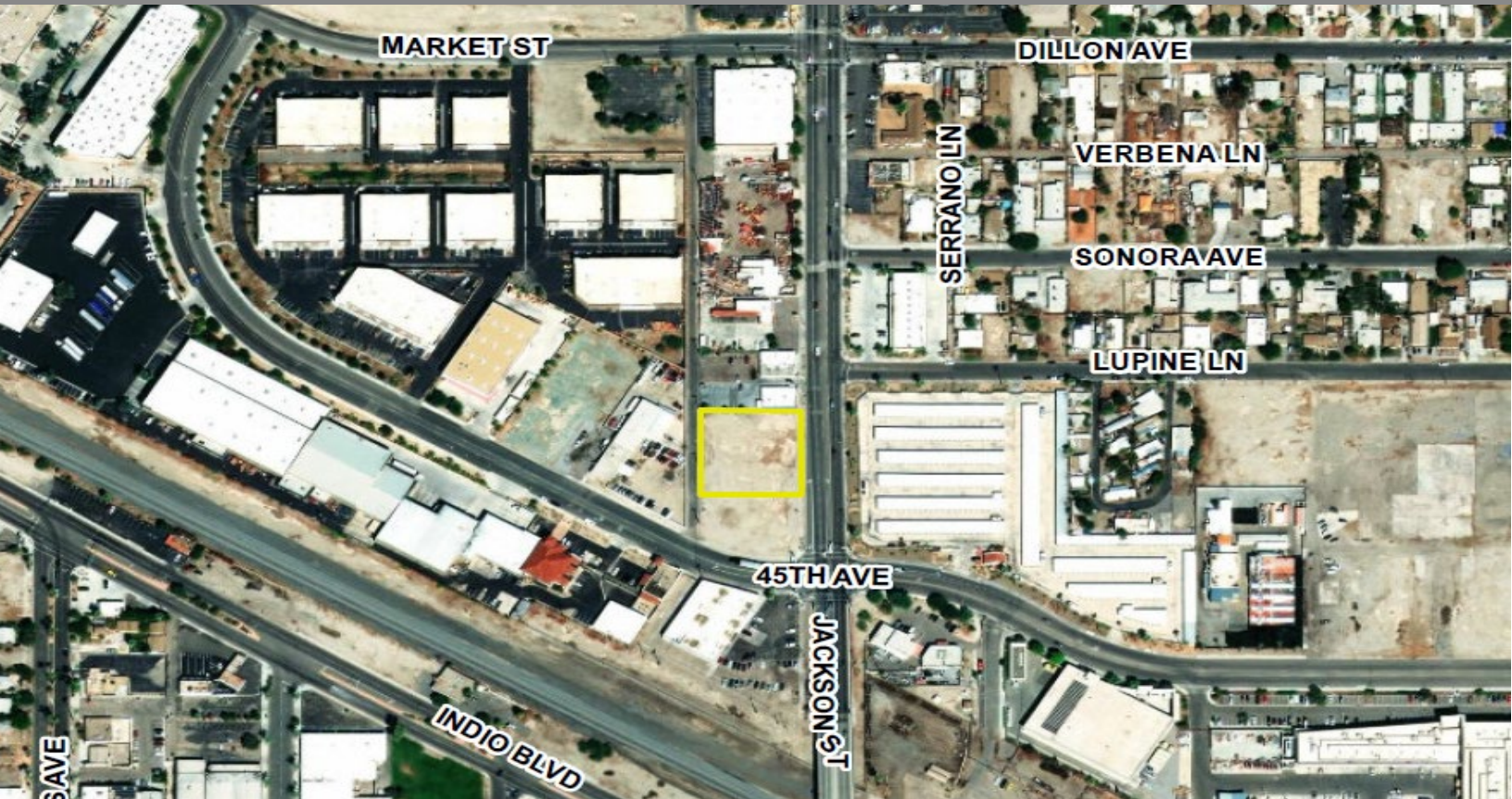


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SITE AMENITIES

- APN: 611-134-014
- Parcel Size: .73 Acres
- Zoning: R-C (Regional Commercial District)
- General Plan: CC (Community Commercial)
- Utilities: Water: 24" main in Jackson St; 10" line in Ave 45
Sewer:
- Current Use: Vacant Land
- Opportunity Zone: In
- Earthquake Fault Zone: No
- Flood: 500 year
- Terms: Cash
- Comments: This property is located near a predominantly residential area. The site is just .5 mile from Interstate 10 providing easy access to all areas of the valley. The property has great access and visibility.

DEMOGRAPHICS

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2019 POPULATION	13,964	84,769	1152,015
# OF HOUSEHOLDS	3,517	24,801	46,865
AVERAGE HH INCOME	\$46,681	\$47,617	\$53,222

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