

49 AC FULLY ENTITLED INDUSTRIAL LAND

EXPRESSWAY 86 AND INTERSTATE-10, COACHELLA



ENTERPRISE WAY/AVENUE 54 IN COACHELLA, CA

In the Rancho Coachella Business Center, a 300 acre Master Planned Business Park

FEATURES

- Approved plan for 14 buildings totaling 644,567 SF
- Easy access to I-10 & Jacqueline Cochran Airport
- New City amended ordinance now allows for cannabis cultivation in the Industrial Park overlay zone
- Improved parcels include roads, water, sewer, electric (Buyer to verify) and gas
- Low Cost Power
- Join Coca-Cola distributing, Ernie Ball Guitars, Double Date and many others.
- 15 million people within 150 miles

TRAVEL TIME

I-10 Freeway:	3 minutes	3 miles
Expwy 86:	1 minutes	.9 miles
Airport:	3 min	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

Asking Price: \$10,762,200 (\$5/SF)

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49 AC INDUSTRIAL LAND

ALL OR PART



SITE PLAN

The Coachella Valley is an extension of the Inland Empire. The Inland Empire is home to over 4.5 million people and continues to be one of the most dynamic industrial real estate markets in the country. Leasing momentum continues to outpace supply and push development east to the business friendly City of Coachella. The area's superb transportation infrastructure makes this the ideal location to satisfy the e-commerce growth explosion.

SITE AMENITIES

- **APN:** 763-131-082, 083, 084, 085, 086
- **Total Size:** Approx. 49 acres
- **Zoning:** M-S (Manufacturing Service)
- **General Plan:** IL - Light Industrial
- **Current Use:** Master Planned Business Park
- **Utilities:**
 - ELECTRIC: Enterprise Way & Avenue 54
 - WATER: 12" line in Enterprise Way; 12" line in Avenue 54
 - SEWER: 12" line in Enterprise Way; 15" line in Avenue 54
 - GAS: 3" line in Enterprise Way; 4" line in Avenue 54 ; 8" in Hwy 111
- **Terms:** Cash
- **Studies:** Phase 1 Environmental Report, Draft Design Guidelines, CC & R's.
- **Directions:** Traveling east on I-10, take Expressway 86 South to Ave 52. Turn right (west) on Avenue 52 to Enterprise Way. Take Enterprise Way left (south) to site.

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

DEVELOPMENT INCENTIVES

Industrial Development Bond Financing
 Capital Investment Incentive Program
 DIF (Development Impact Fees) Deferral or Financing
 Infrastructure Funding Program

For More Info:
<https://www.rivcoeda.org/>