

25 Acres 70th Avenue, North Shore Adjacent to North Shore Community Park

**Opportunity
ZONE**

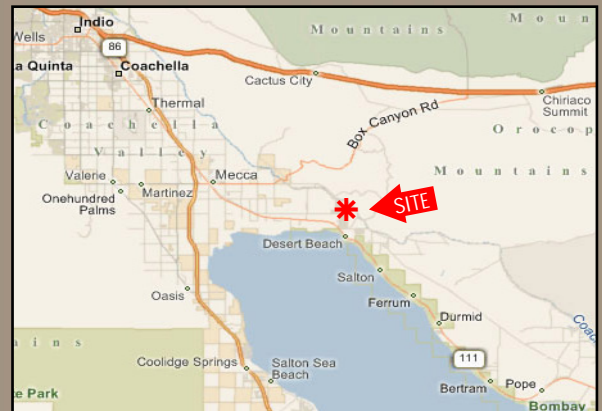
**PRICED
TO
SELL!**



North 70th Avenue, West Sea View Way ► North Shore, CA

FEATURES:

- ▶ Ideal for small ranch or future residential development
- ▶ Domestic water available
- ▶ Salton Sea is currently undergoing efforts to Restore the Salton Sea
- ▶ North Shore Community Park includes small community center, soccer field, playground, sport courts and skate park
- ▶ Asking Price: \$187,500 (\$7,500/ac)



Site Plan on Reverse

182190
11/1/19ks

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Close Up Property Aerial

(25 acres North 70th Avenue)

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



Site Amenities

- **Location:** The property is located on the north side of Avenue 70, west of Bay Dr (Vander Veer Rd) in North Shore, CA
- **Zoning:** W-2 (Controlled Development, allows for one family dwelling, agriculture, nurseries, greenhouses and grazing of animals)
- **General Plan:** RD (Rural Desert)
- **Current Use:** Vacant Desert Land
- **Parcel Size:** 25 acres
- **APN:** 721-290-030
- **Utilities:** Electric: In street;
Water: 4" line in 70th Ave.
- **Terms:** Cash, Owner may carry
- **Directions:** East on I-10 to Expwy 86 S. Go left (east) on Ave 66, then right (south) on Hwy 111. Take Hwy 111 for 6.8 miles. Turn left onto Cleveland St for 1/2 mile. Turn right on 70th Avenue for 2.5 miles. The property is on your left.

NUESTRO LUGAR: NORTH SHORE PRODUCTIVE SPACE	
1 soccer field cancha de futbol	10 water collection garden jardin de coleccion de agua
2 skate spot parque del patin	11 shade pavillion & stage sombra y escenario
3 exercise equipment ejercicio para adultos	12 bathroom banos publicos
4 play ground patio de recreo	13 biciteca bike hub centro de bicicletas
5 lake cahuilla fossil dig arenero lago cahuilla	14 infiltration swale arroyo de infiltracion
6 salton sea water play juego de agua salton sea	15 salton sea look out morador del salton sea
7 sport court cancha de deportes	16 entry garden jardin de acceso
8 gathering lawn area de reunion	17 laguna azul farmer's market mercado laguna azul
9 picnic tables mesa de picnic	18 palo verde allee camino palo verde

North Shore Community Park

