

.47 AC AIRPORT BOULEVARD FULLY FENCED INDUSTRIAL LOT



NORTH OF AIRPORT BLVD, & EAST OF HIGHWAY 111, THERMAL, CA

FEATURES

- Industrial land zoned for outside storage
- Easy access to I-10, just 4 1/2 miles south off Expressway 86
- Fully fenced with gravel
- Located in the Opportunity Zone
- Will consider lease/lease option

ASKING PRICE: \$49,000 (\$2.39/SF)



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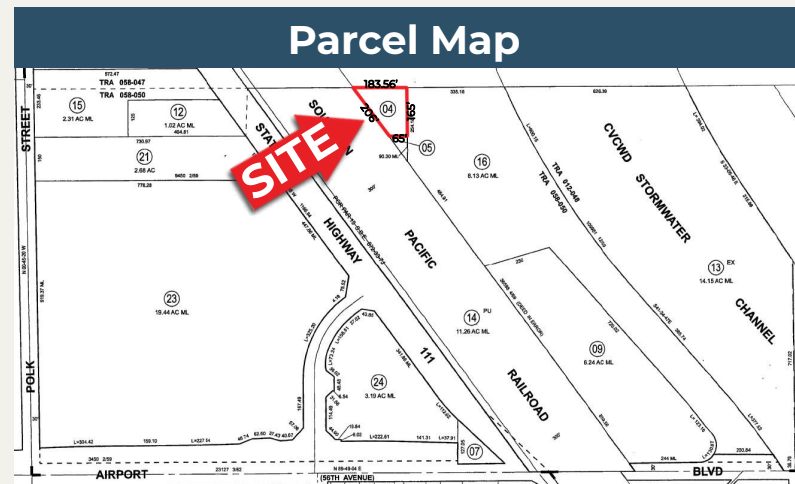
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Directions: From I-10 take Expressway 86 South, go 4 1/2 miles to Airport Blvd., go West on Airport Blvd. over bridge. Turn right, just before Highway 111. Go down private road (locked gate). Property is 1,200 feet from Airport Blvd. (Ave 56) on left side.

Site Amenities

- **Location:** The property is located in downtown Thermal just 4 1/2 miles from Interstate 10. North side of Airport Blvd., just east of Hwy 111.
- **Zoning:** M-SC (Manufacturing - Service Commercial)
- **General Plan:** LI (Light Industrial)
- **Current Use:** Vacant - Fenced Contractors Yard
- **Parcel Size:** 0.47 acre
- **APN:** 763-350-004
- **Thomas Guide:** 5531 G3
- **Terms:** Cash, Owner may carry
- **Highest & Best Use:** Contractor's Yard
- **Adjacent Uses:** Cold storage packing shed, Industrial
- **Comments:** Property sold "as is" and does not have recorded easement to Airport Blvd.



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

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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.