

51.91 ACRE ORGANIC MEDJOOL DATE & LEMON RANCH

NWC AVE 58 / FILLMORE ST, THERMAL
COACHELLA VALLEY

OPPORTUNITY
ZONE

SITE

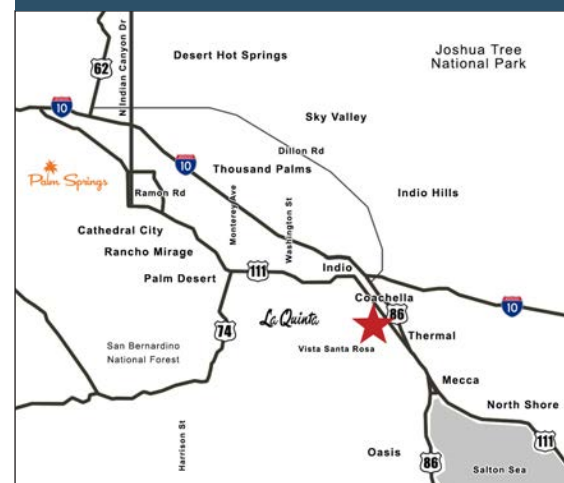
FILLMORE ST

FEATURES:

- 51.91 acres with 29 acres of medjool dates and 19 acres of organic lemons
- Oversized reservoir and pump station on property
- Three acres of vacant land to build an office and/or warehouse
- Easy access to Expressway 86 and Highway 111
- Located within a specific plan for 2190 homes
- Just 2 miles from Jacqueline Cochran Regional Airport and 2.5 miles from The Thermal Club, a luxury, private motorsports club
- Near the recently-approved Thermal Ranch, a 600-acre master-planned community and horse park and the Coachella Valley Unified School District campus, including La Familia High School and Kokell Elementary School
- In Opportunity Zone, providing potential tax incentives
- Irrigated with Coachella Valley Water District, one of the lowest water rates in California
- In Ag Preserve, keeping property taxes low

PRICE: \$2,200,000 (\$42,381/AC)

VICINITY MAP



Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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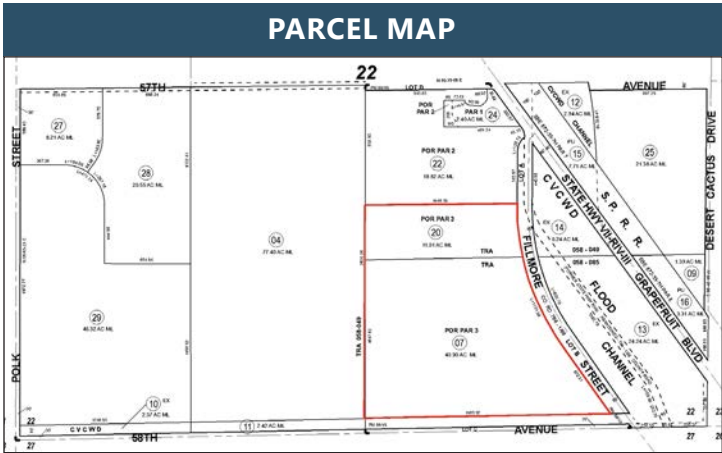
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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located at the northwest corner of Avenue 58 & Fillmore Street in Thermal, CA.
- **APN:** 757-090-007 (40.9 AC); 020 (11.01 AC)
- **Parcel Size (According to County Assessor):** 51.91 AC
- **Zoning:** [Click here to view SP \(Specific Plan\)](#)
- **General Plan:** [Click here to view LI \(Light Industrial\)](#)
- **Utilities:** Well
 - Domestic Water: 24" main line in Polk St
 - Sewer: 15" main line in Avenue 57
 - Irrigation Water: Meter #4779 (Buyer to verify)
- **Tile Drains:** Yes; TD-123
- **Agricultural Preserve:** Yes
- **Airport Land Use Compatibility Zone:** [Zone D - Click to view](#)
- **Organic Certification:** Seller will deliver organic certification by September 2026
- **Soils:** Ir (Indio fine sandy loam, wet); GcA (Gilman fine sandy loam, wet, 0-2% slopes)
- **Comments:** Organic date and lemon ranch in Thermal near Jacqueline Cochran Regional Airport. The property currently has 4 wind machines: two in the lemons and two in the dates. The two wind machines in the lemons are included in the sale, and the two wind machines in the dates will not be included in the sale.



760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.

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PROPERTY PHOTOS



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TREE COUNT & PRODUCTION INFO



TREE COUNT

TYPE	PLANTED	COUNT
EUREKA LEMONS	APRIL 2020	1,997
MEDJOOOL DATES	APRIL 2022	2,625
BARHI DATES	2025	52

PRODUCTION

Year	Medjools	Lemons
2025	4,000 LBS	500.75 Bins
2026	Est. 12,000 - 15,000 LBS	TBD



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