

MECCA SLOPE, COACHELLA VALLEY

BEACH RANCH

162.43± ACRE ROW CROP FARM



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Historically a citrus and table grape ranch, this fertile farmland along the Salton Sea has been converted to vegetable production in recent years. With excellent regional access via Highway 111, C-P-S (Scenic Highway Commercial) zoning along the northern boundary, and a location between vegetable, grape, citrus and date farms, this tract offers growers many options for future use. Ample water is available through CVWD and the farm has one reservoir covering approximately 2.0 acres and also has a filter station. Property is leased to a local vegetable grower.



PROPERTY DETAILS

Address	Highway 111 SE of Cleveland St Mecca, CA 92254
Growing Region	Coachella Valley - Mecca Slope
Riverside County APN	725-100-(007, 011, 012), 725-110-(003, 006, 007)
Gross Acres	162.43 Acres (per Survey)
Net Acres	152.43 Acres (per Owner)
Water Supply	CVWD Meter: 3404 1 reservoir and filter system
Irrigation System	Underground drip irrigation
Drainage System	Tile drainage in place
Frost Protection	None
Estimated Elevation	-220 to -192 Feet
Ag Preserve	No
Opportunity Zone	Yes, Census Tract 456.04
Structures	None

HIGHLIGHTS

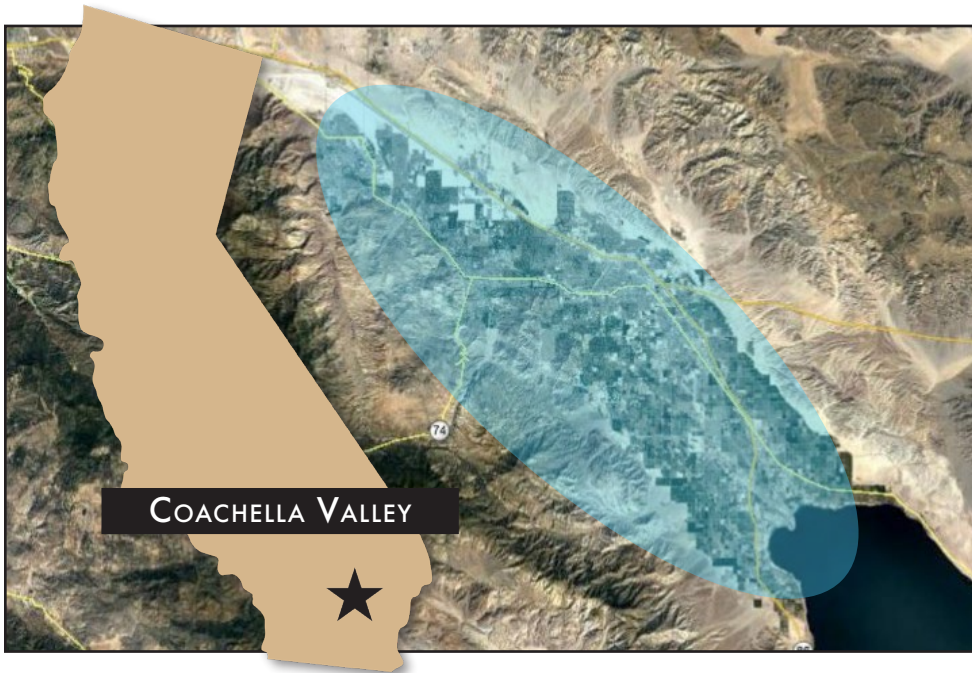
- Fertile farmland in an area conducive to all major Coachella Valley crops
- Excellent location with convenient highway access and sea frontage
- Future optionality enhanced by C-P-S zoning





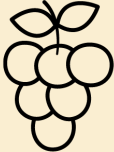









COACHELLA VALLEY OVERVIEW

Southern California’s Coachella Valley is located in southern central Riverside County to the north of the Salton Sea and southeast of Palm Springs. Riverside County produces over \$1 billion in agricultural commodity value annually and Coachella Valley typically represents about half of that value despite only accounting for about one third of the county’s acreage; this shows that the Valley produces many of the county’s most valuable crops. Often considered a smaller version of California’s Central Valley, the Coachella Valley has about 59,000 acres in production and total gross agricultural production value of about \$575 million. Given its excellent climate and ample water from the Colorado River, the Valley produces a wide array of fruit and vegetable products with early market timing as summarized in the table to the right.



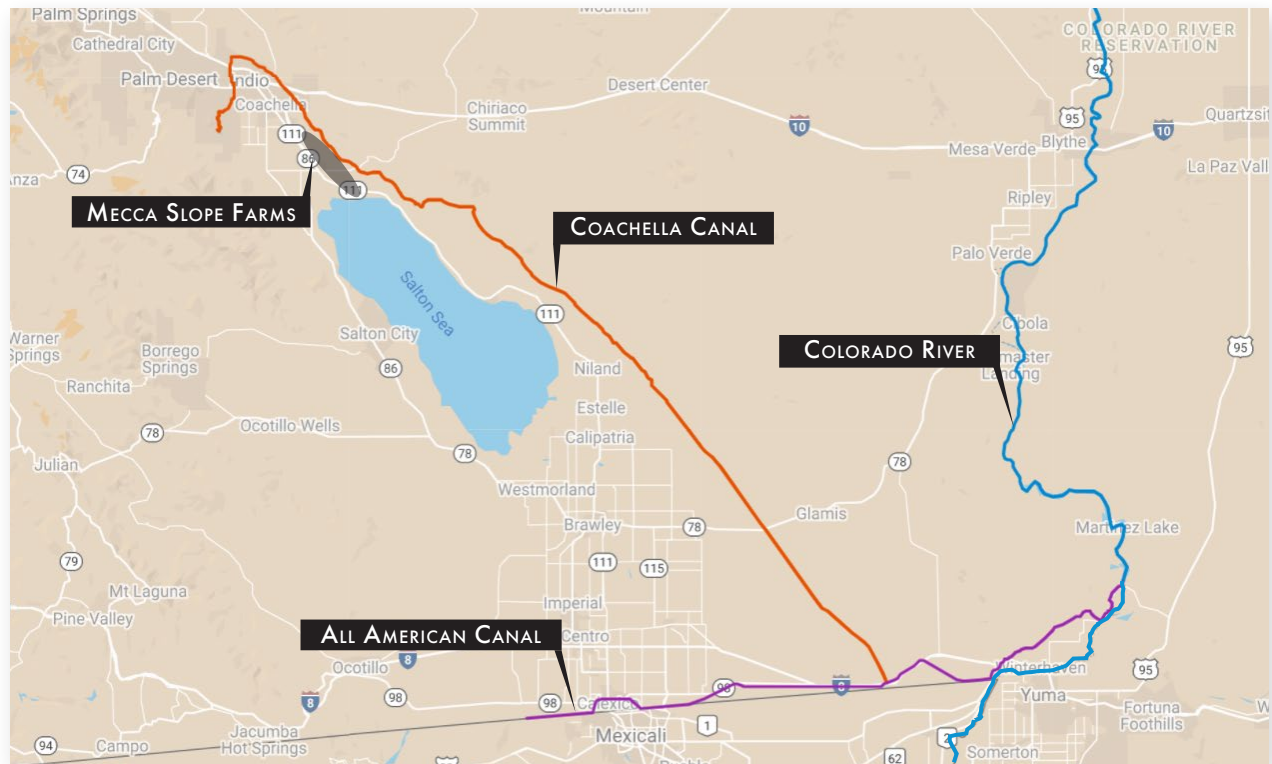
TOP 10 AGRICULTURAL COMMODITIES COACHELLA VALLEY

 <p>1. Dates Value: \$83,151,200 Total Acres: 9,449</p>	 <p>6. Lettuce Value: \$31,635,000 Total Acres: 3,515</p>
 <p>2. Grapes Value: \$73,946,598 Total Acres: 5,511</p>	 <p>7. Carrots Value: \$25,812,969 Total Acres: 4,111</p>
 <p>3. Golf Course Turf Value: \$67,770,000 Total Acres: 6,024</p>	 <p>8. Cauliflower Value: \$17,225,981 Total Acres: 1,873</p>
 <p>4. Bell Peppers Value: \$67,213,800 Total Acres: 3,688</p>	 <p>9. Orange-Tangerine Value: \$15,593,760 Total Acres: 1,176</p>
 <p>5. Lemon-Lime Value: \$39,557,140 Total Acres: 4,789</p>	 <p>10. Turf Grass Value: \$13,758,750 Total Acres: 1,223</p>

Source: Coachella Valley Water District 2020 Crop Report (most recent)

COACHELLA VALLEY WATER

The Coachella Valley Water District (CVWD) serves the majority of the Valley's wide array of both permanent plantings and row crops. CVWD water is delivered from the Colorado River via the 123 mile Coachella Canal, a branch of the All-American Canal. The district has an underground delivery system with approximately 500 miles of piping. Reportedly over 60% of CVWD farms use drip or other micro-irrigation, which conserves water, allows in-line fertilizer, and increases yields.



TERMS

Price

\$3,650,000
\$22,471± PER ACRE

Property Tours

By Appointment Only
DO NOT ENTER PROPERTY

Asset Availability

Additional Assets Available
INQUIRE WITH BROKER



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