

# OASIS

*Coachella Valley, California*

# GREENHOUSE

71.01± ACRES



**CURTIS BUONO**  
CA BROKER #01894905

**(760) 521-2501**  
[CURTIS@PEOPLES COMPANY.COM](mailto:CURTIS@PEOPLES COMPANY.COM)

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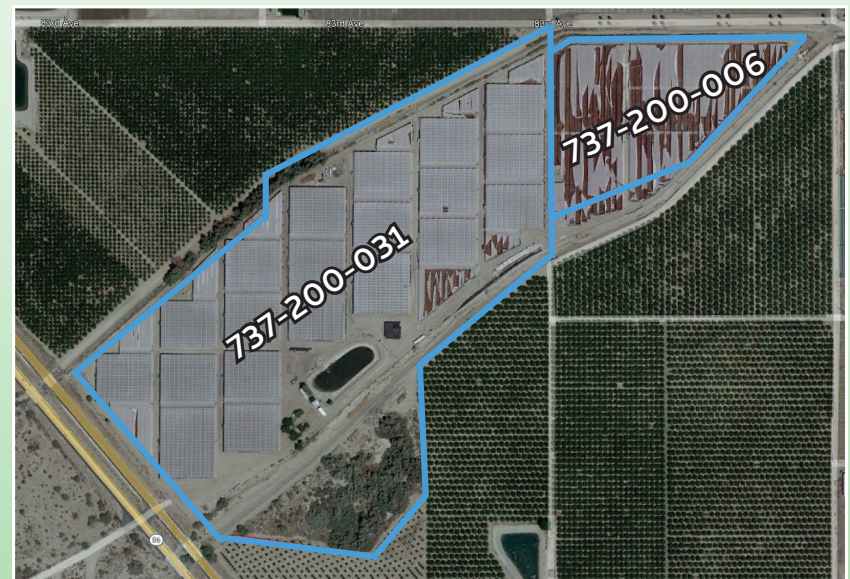
# OVERVIEW

This greenhouse facility was most recently used for organic blueberry production, with bell peppers grown before that. The property has been dormant since it was recently organically farmed, so its prior organic certification may be able to be reestablished without going through the full 3-year process (buyer to confirm). Greenhouse structures cover roughly 2,000,000 SF, or 46 acres of the site, which is gated and fully security fenced.

This site benefits from affordable Coachella Valley Water District (CVWD) irrigation water as well as a Williamson Act contract on one parcel. It is designated for higher density residential development in the Travertine Point Specific Plan.



<b>LOCATION</b>	Highway 86 at 84th Ave. Coachella, CA 9223
<b>GROWING REGION</b>	Coachella Valley - Oasis Slope
<b>APN</b>	737-200-(006, 031)
<b>ASSESSOR ACRES</b>	71.01
<b>EST. ELEVATION</b>	-176 TO -128
<b>AG PRESERVE</b>	APN 737-200-006 Coachella Valley No. 31
<b>ZONING</b>	SP, Specific Plan - Travertine Point (SP 375) (Riverside County)
<b>OPPORTUNITY ZONE</b>	Yes. Census Tract 456.18

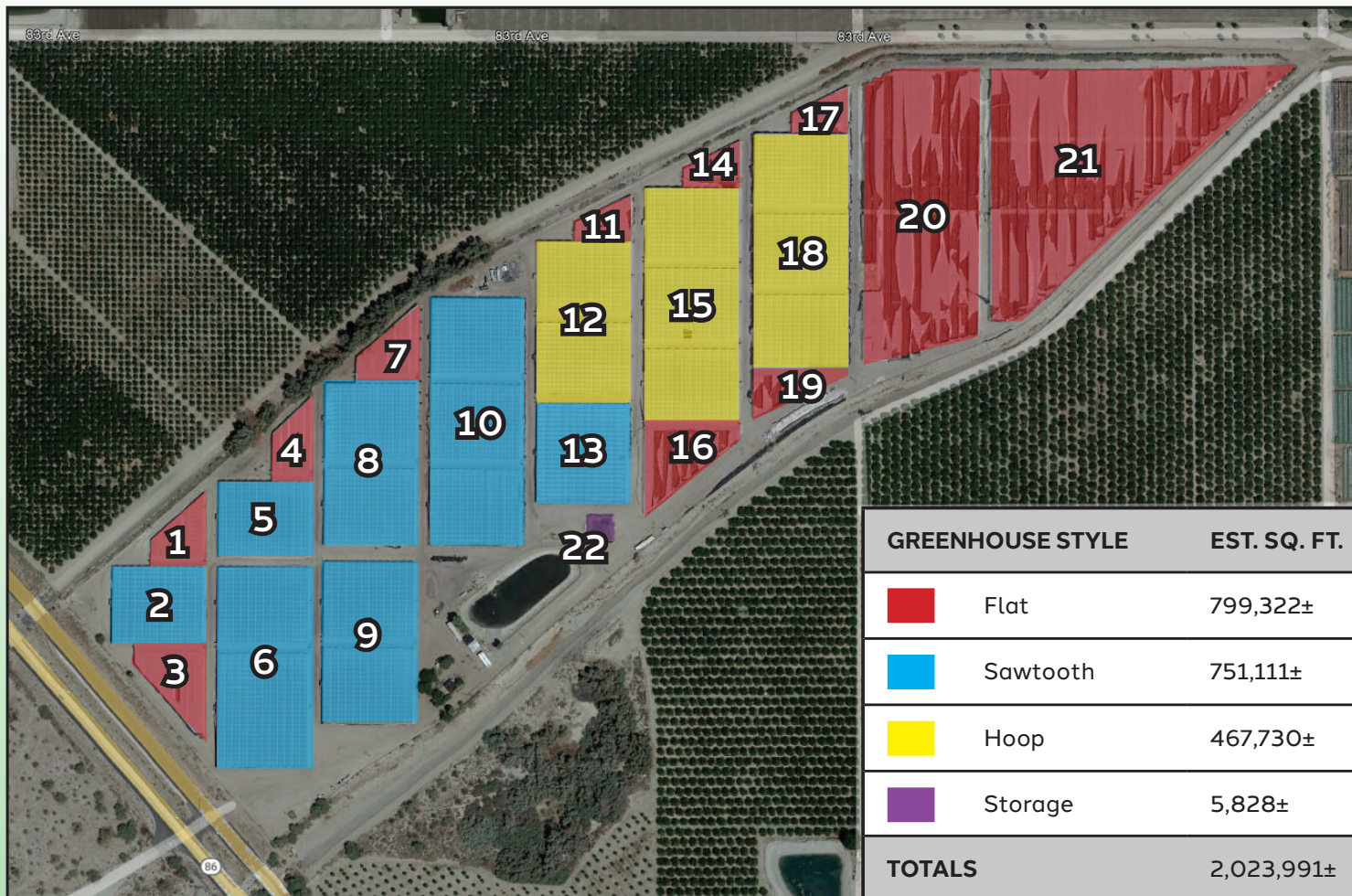




# IMPROVEMENTS

The greenhouse structures have an estimated total footprint of 2,018,163± SF (based on aerial measurements - buyer to confirm) and there is an additional 5,828± SF of storage under shade cloth. The houses are covered by heavy-duty insect netting and have mainlines to accomodate drip irrigation systems. The property has three different styles of houses that are detailed below:

- Sawtooth houses with reinforced steel frames on concrete footings and mechanized clerestory style ridge vents
- Hoop houses with 26 foot tunnels on reinforced steel frames on concrete footings
- Flat houses with steel frames that have utility but could benefit from new netting or poly covers



NO.	STYLE	EST. SQ. FT.
1	Flat	21,532±
2	Sawtooth	55,041±
3	Flat	32,310±
4	Flat	19,108±
5	Sawtooth	56,671±
6	Sawtooth	144,454±
7	Flat	26,148±
8	Sawtooth	119,475±
9	Sawtooth	117,073±
10	Sawtooth	179,175±
11	Flat	15,320±
12	Hoop	114,414±
13	Sawtooth	79,222±
14	Flat	15,272±
15	Hoop	175,918±
16	Flat	42,436±
17	Flat	15,684±
18	Hoop	177,398±
19	Flat	17,476±
20	Flat	270,025±
21	Flat	324,011±
22	Storage	5,828±

# WATER

## *Coachella Valley Water District (CVWD)*

CVWD serves the majority of the Valley's irrigation water needs. CVWD water is delivered from the Colorado River via the 123 mile Coachella Canal and distributed through CVWD's underground delivery system.

According to representatives of CVWD, the District operates at an under-run relative to its maximum allocation and deposits unused water into the Valley's aquifers, providing a buffer that will reportedly allow CVWD to continue supplying ag users with sufficient water even if California experiences a reductions in Colorado River supplies. Prospective buyers should investigate directly with CVWD.

### WATER SUPPLY

CVWD Meter No. 1266  
1 Well (currently non-operational)  
1 Reservoir & Filter Station

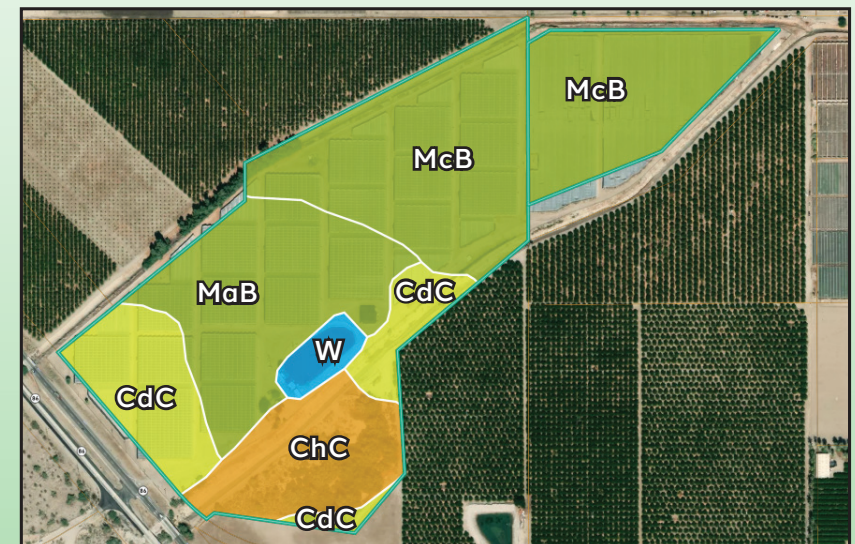
### IRRIGATION SYSTEM

Mainlines set up for drip



# SOILS

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CLASS
<b>McB</b>	Myoma fine sand, wet, 0 to 5% slopes	33.86	36.46	3
<b>MaB</b>	Myoma fine sand, 0 to 5% slopes	17.68	33.52	3
<b>CdC</b>	Carsitas gravelly sand, 0 to 9% slopes	12.11	27.25	4
<b>ChC</b>	Carsitas cobbly sand, 2 to 9% slopes	10.15	2.3	6
<b>W</b>	Water	2.04	0.47	-
<b>TOTALS*</b>		75.84	100%	
*Soil map sizes provided by MapRight and may vary from survey or assessor acreages.				





# TERMS

## PRICE

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## PROPERTY TOURS

By Appointment Only  
**DO NOT ENTER PROPERTY**



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2150 W. WASHINGTON ST. SUITE 501  
SAN DIEGO, CA 92110  
CA DRE #0211763

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