

OASIS

Coachella Valley, California

GREENHOUSE

71.01± ACRES



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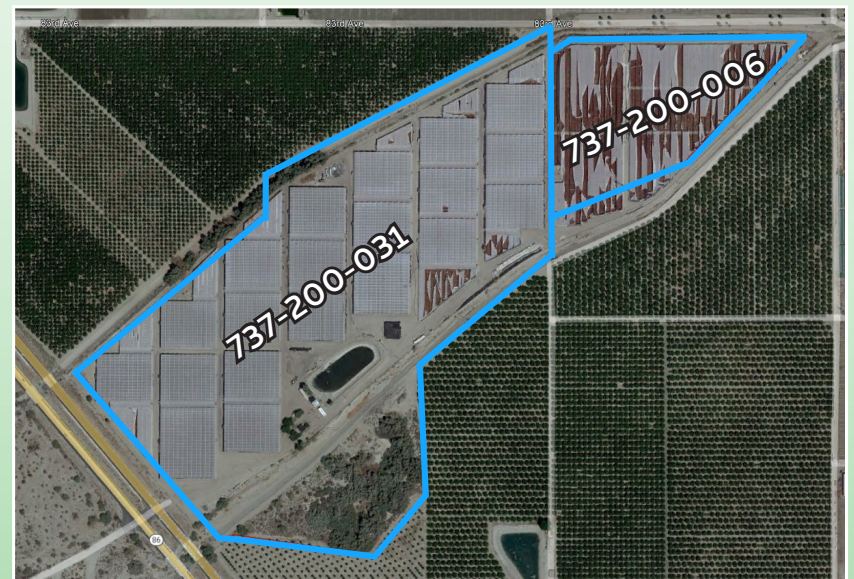
OVERVIEW

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.



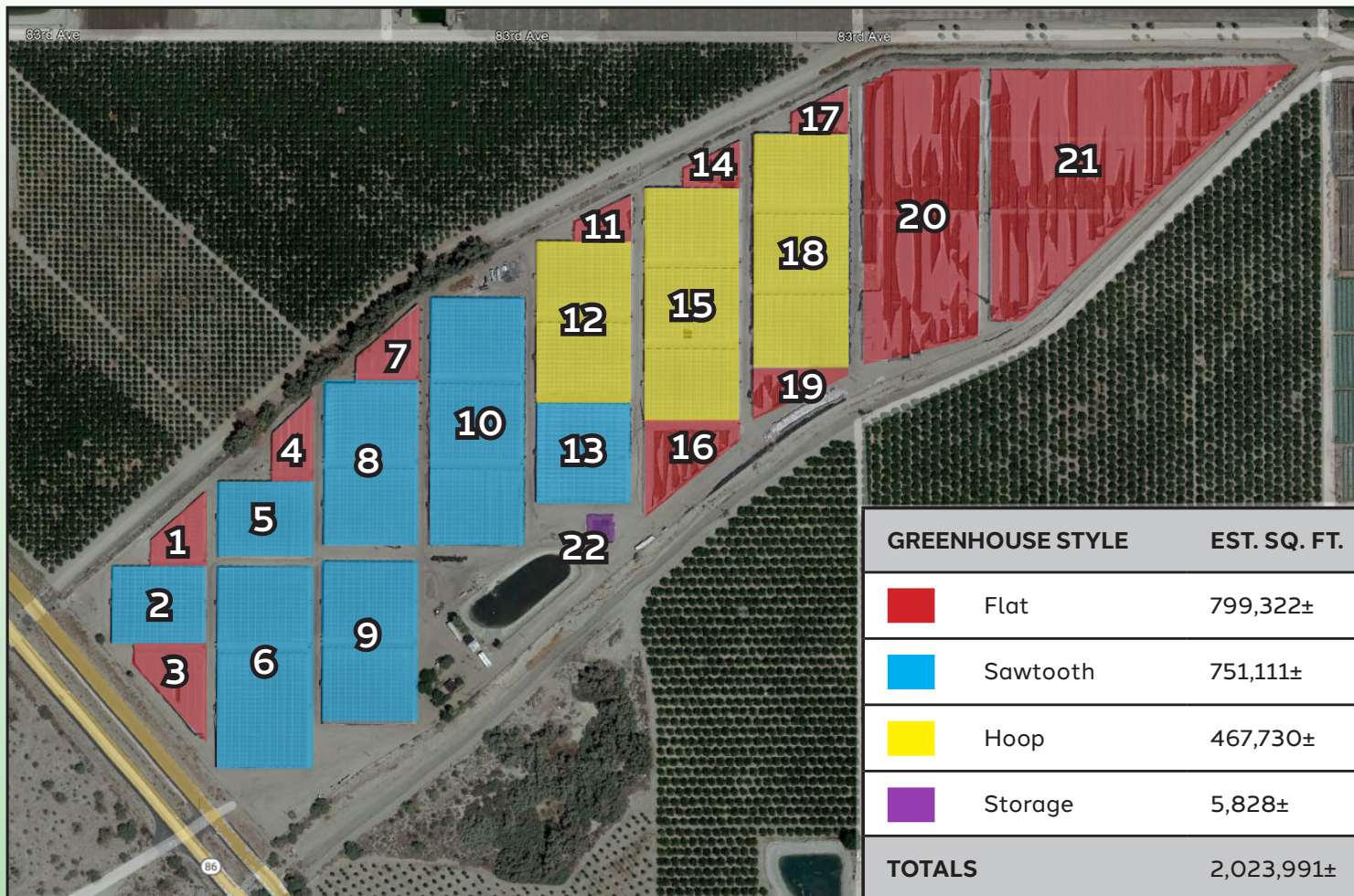
LOCATION	Highway 86 at 84th Ave. Coachella, CA 9223
GROWING REGION	Coachella Valley - Oasis Slope
APN	737-200-(006, 031)
ASSESSOR ACRES	71.01
EST. ELEVATION	-176 TO -128
AG PRESERVE	APN 737-200-006 Coachella Valley No. 31
ZONING	SP, Specific Plan - Travertine Point (SP 375) (Riverside County)
OPPORTUNITY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

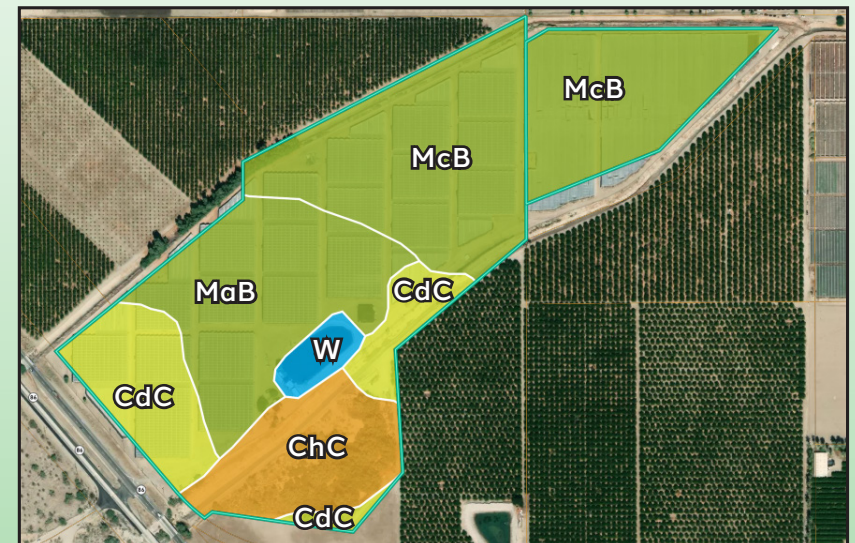
Mainlines set up for drip



SOILS

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CLASS
McB	Myoma fine sand, wet, 0 to 5% slopes	33.86	36.46	3
MaB	Myoma fine sand, 0 to 5% slopes	17.68	33.52	3
CdC	Carsitas gravelly sand, 0 to 9% slopes	12.11	27.25	4
ChC	Carsitas cobbly sand, 2 to 9% slopes	10.15	2.3	6
W	Water	2.04	0.47	-
TOTALS*		75.84	100%	

*Soil map sizes provided by MapRight and may vary from survey or assessor acreages.



TERMS

PRICE

\$3,500,000

\$49,288/ACRE

PROPERTY TOURS

By Appointment Only

DO NOT ENTER PROPERTY



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All information contained in this Offering Memorandum and any additional information provided is believed to be accurate and reliable but is not guaranteed as such by the owner or broker. All information provided in any form concerning this opportunity should be verified by prospective buyers and their representatives.