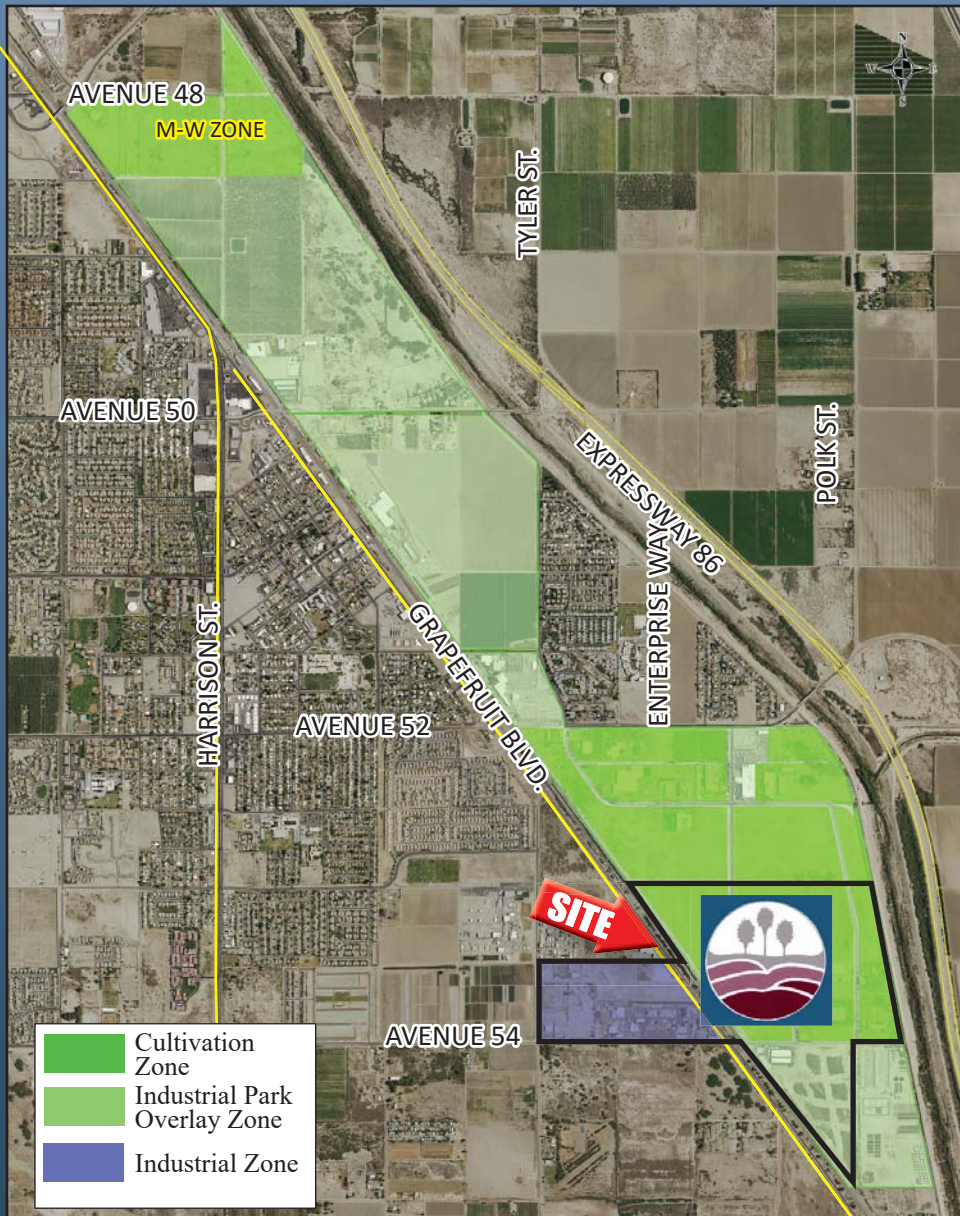


# Rancho Coachella Business Center 28 to 167 acres Cannabis Cultivation Parcels

## Coachella, CA



Highway 111 at Avenue 54 •  
Coachella, CA

### FEATURES:

- 5 parcels available ranging from 28 acres up to 167 acres
- 33.66 acres - has been subdivided into 10 improved lots
- Located at the Rancho Coachella Business Center, a 300 acre Master Planned Business Park
- New City amended ordinance now allows for medical marijuana cultivation in the Industrial Park overlay zone
- Wholesale cannabis uses allowed - cultivation, extraction and manufacturing with conditional use permit
- Fully improved parcels include roads, water, sewer, electric and gas
- Low Cost Power
- **ASKING PRICE:**  
From \$1.95 s/f



Site Plan on Reverse / For further information, please contact:

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02/23/18sv

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CalCannabisRealtors.com We Help You GROW!

DISCLAIMER: The information above 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. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

# Site Plan

## Site Amenities

- **Zoning:** M-H (Heavy Industrial)
- **General Plan:** IL - Light Industrial
- **Current Use:** Master Planned Business Park
- **Utilities:** Electric on Enterprise Way; Avenue 54; Water: 12" line in Enterprise Way; 12" line in Avenue 54; Sewer: 12" line in Enterprise Way; 15" line in Avenue 54 Gas: 3" line in Enterprise Way; 4" line in Ave 54; 8" in Hwy 111
- **Highest & Best Use:** Medical Marijuana Cultivation & Manufacturing
- **Terms:** Cash
- **Studies:** Phase 1 Environmental Report, Draft Design Guidelines, CC & R's.
- **Comments:** The Coachella Valley will soon be recognized as the leader in the California cannabis cultivation, a billion-dollar industry. Coachella offer the perfect climate for start-up companies because of the local government's pro business position. Entrepreneurs are flocking to the Coachella Valley to build and develop their cannabis businesses.
- **Directions:** Traveling east on I-10, take Expressway 86 South to Avenue 52. Turn right (west) on Avenue 52 to Enterprise Way. Take Enterprise Way left (south) to site.



INDUSTRIAL CANNABIS ZONE				
#	Size	APN	Price	Price S/F
1	28.69	portion of 763-141-001, 038	SUBMIT	
2	28.69	portion of 763-141-001, 038	SUBMIT	
3	33.66	763-141-028, 029, 030, 031, 032, 033, 034, 035, 036, 041	\$5,131,803	\$3.50
4	41.37	763-280-009; 763-290-003	\$3,514,050	\$1.95
5	34.6	763-141-002	SUBMIT	
INDUSTRIAL LAND				
6	2.51	763-141-010	\$382,674	\$3.50
7	4.85	763-141-018	\$633,798	\$3.00
8	5.49	763-141-019	\$717,433	\$3.00
9	8.14	763-141-022	In Escrow	\$3.50