

164.52 ACRES EXPRESSWAY 86

COACHELLA VALLEY



SWC AVENUE 76 & EXPRESSWAY 86, OASIS, CA

FEATURES

- 164.52 acres with one mile of frontage on Expressway 86
- Planned future interchange on Expressway 86 at Avenue 76
- Less than 10 miles from Jacqueline Cochran Regional Airport
- Close proximity to Kohl Ranch, a 2,000 acre, 7,124 unit Master Planned Community
- 15 miles from Coachella Valley & Stagecoach Music Festivals
- In the Opportunity Zone, with potential for tax incentives
- Priced to sell

PRICE: \$1,809,720 (\$11,000/AC)



VICINITY MAP



8/27/26 DB



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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located at the southwest corner of Expressway 86 & Avenue 76 in Oasis, CA.
- **APNs:** 737-020-022 (83.07 AC), 023 (41.25 AC), 755-190-006 (20.1 AC), 007 (20.1 AC)
- **Parcel Size** (*According to County Assessor's Information*): 164.52 AC
- **Zoning:** W-2 (Controlled Development)
- **General Plan:** AG (Agriculture) & IND (Indian Jurisdiction)
- **Utilities:** Irrigation Water: TBD
Water: 12" line in 76th Ave & Pierce St
18" line in Harrison St & Avenue 74 (3 miles from Property)
Electricity: In street
Sewer: No sewer in the area
- **Tile Drain Lines:** TBD
- **Soils:** GfA (Gilman silt loam, wet, 0-2% slopes), GcA (Gilman fine sandy loam, wet, 0-2% slopes), GdA (Gilman fine sandy loam, moderately fine substratum, 0-2% slopes), Sa (Salton fine sandy loam), Sb (Salton silty clay loam), It (Indio very fine sandy loam, wet), Ir (Indio fine sandy loam, wet), CrA (Coachella fine sand, wet, 0-2% slopes)

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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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