

WM WILSON MEADE
COMMERCIAL REAL ESTATE

FOR SALE \$1,332,000

**2 ACRES 3,351 SF HOME
6,400 SF WAREHOUSE**

**59105 LINCOLN STREET
THERMAL, CALIFORNIA**



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**Measurements are deemed to be correct per assessor parcel maps.
Buyer to do individual investigation to confirm.*

O: 760.409.1532 | 72100 Magnesia Falls Drive, Ste 2 | Rancho Mirage, CA
wilson-meade.com

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 2 Acres
- APN: 717-240-015
- Zoning: A-1-20
- Land Use: Agriculture (AG)
- Located in Thermal, CA
- 4 Bedroom, 3 Bath 3,351 SF Home - Built in 1968 with a 2 car garage, pebbletec pool, two (2) five ton air conditioning units & swamp cooler
- 6,400 SF Permitted Warehouse
- Opportunity Zone - Census tract 456.04
- No MHSCP
- Utilities:
 - 3 phase Electric in IID district
 - Water - 18" line at the intersection of Ave. 60 and Buchanan Street
 - Sewer - 8" line on Ave. 63 and Lincoln Street
 - Private Well with new 5000 gal storage tank
- Easy access to Expressway 86
- Ideal for Equestrian Use
- Fabulous views of the Santa Rosa Mountains and Eastern Valley Desert
- STVR OK
- Indio Town Center 17 Minutes Away
- Spotlight 29 Casino 18 Minutes Away
- Fantasy Springs Resort Casino 20 Minutes Away

PROPERTY PHOTOS



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PROPERTY HIGHLIGHTS - POTENTIAL AS AN EVENT SITE OR STVR PROPERTY



**OPPORTUNITY
ZONE**

- 5 Miles South of Thermal Motor Sports members only race track.
- 5 miles south of Jacqueline Cochran Regional Airport
- 7 miles south of Desert International Horse Park

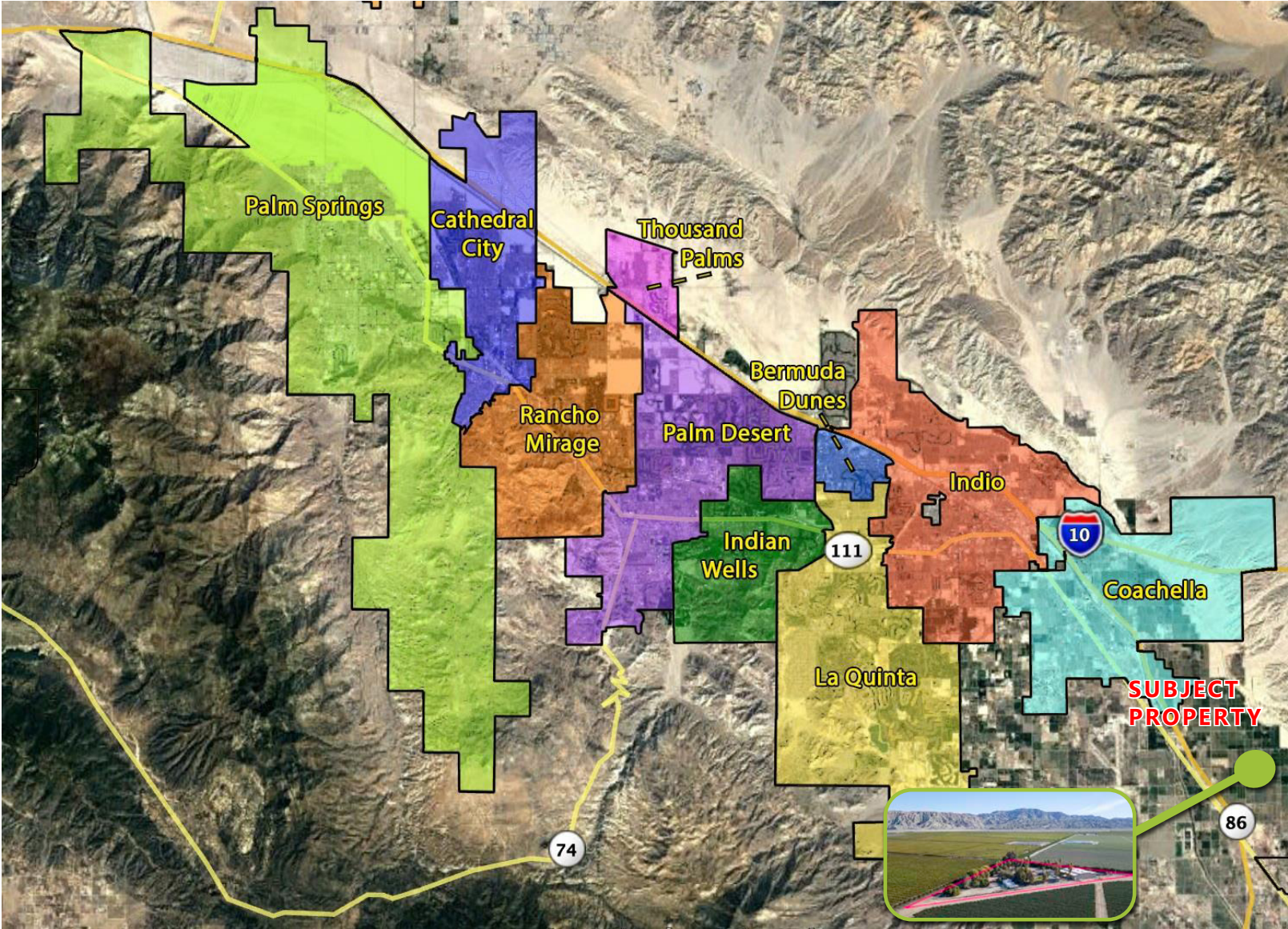


2022 Population Estimate
63,758

COACHELLA VALLEY

59105 Lincoln Street | Thermal, CA 92274

APN: 717-240-015



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59105 Lincoln Street | Thermal, CA 92274 APN: 717-240-015

717-24



757
32

757
34

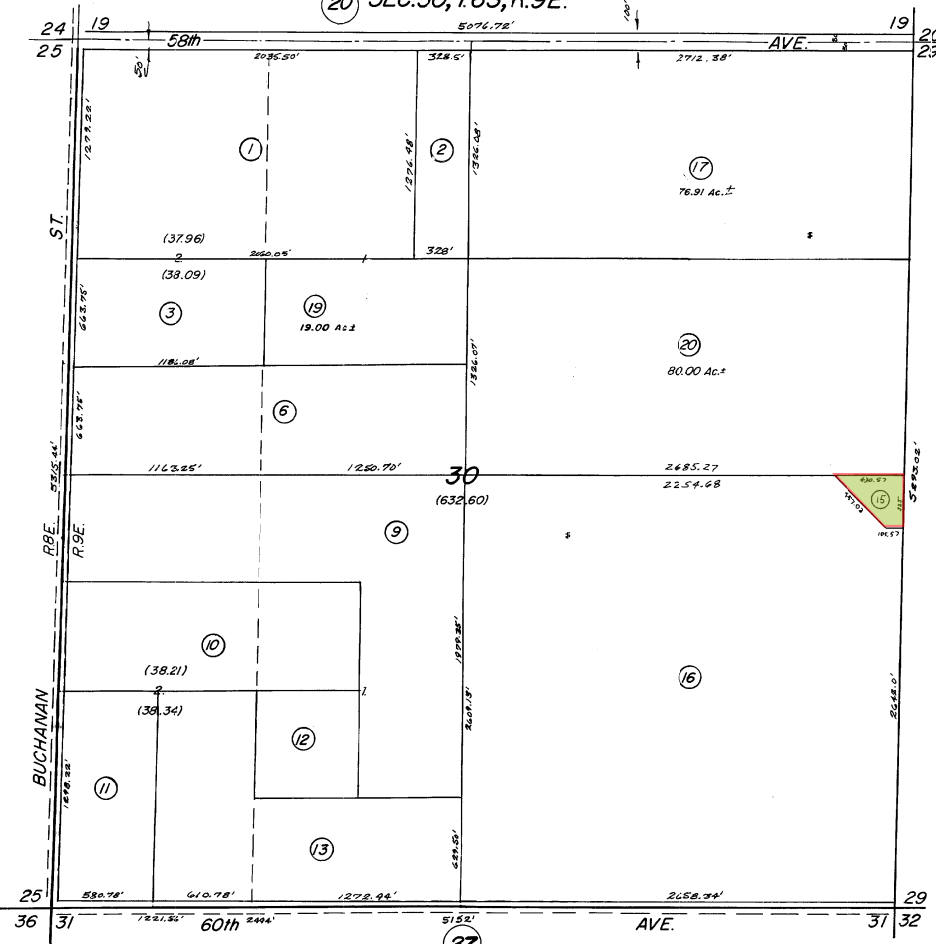
DATE	OLD No.	NEW No.
1/09	14	15, 16
3/74	8	17, 18
2/74	6, 5	19
2/83	7, 10	20

DATA: RS 17/33, RS 16/20,
Co. Hwy. MAPS.

JULY 1966

T. C. A. 058-045

(20) SEC. 30, T. 6S, R. 9E.



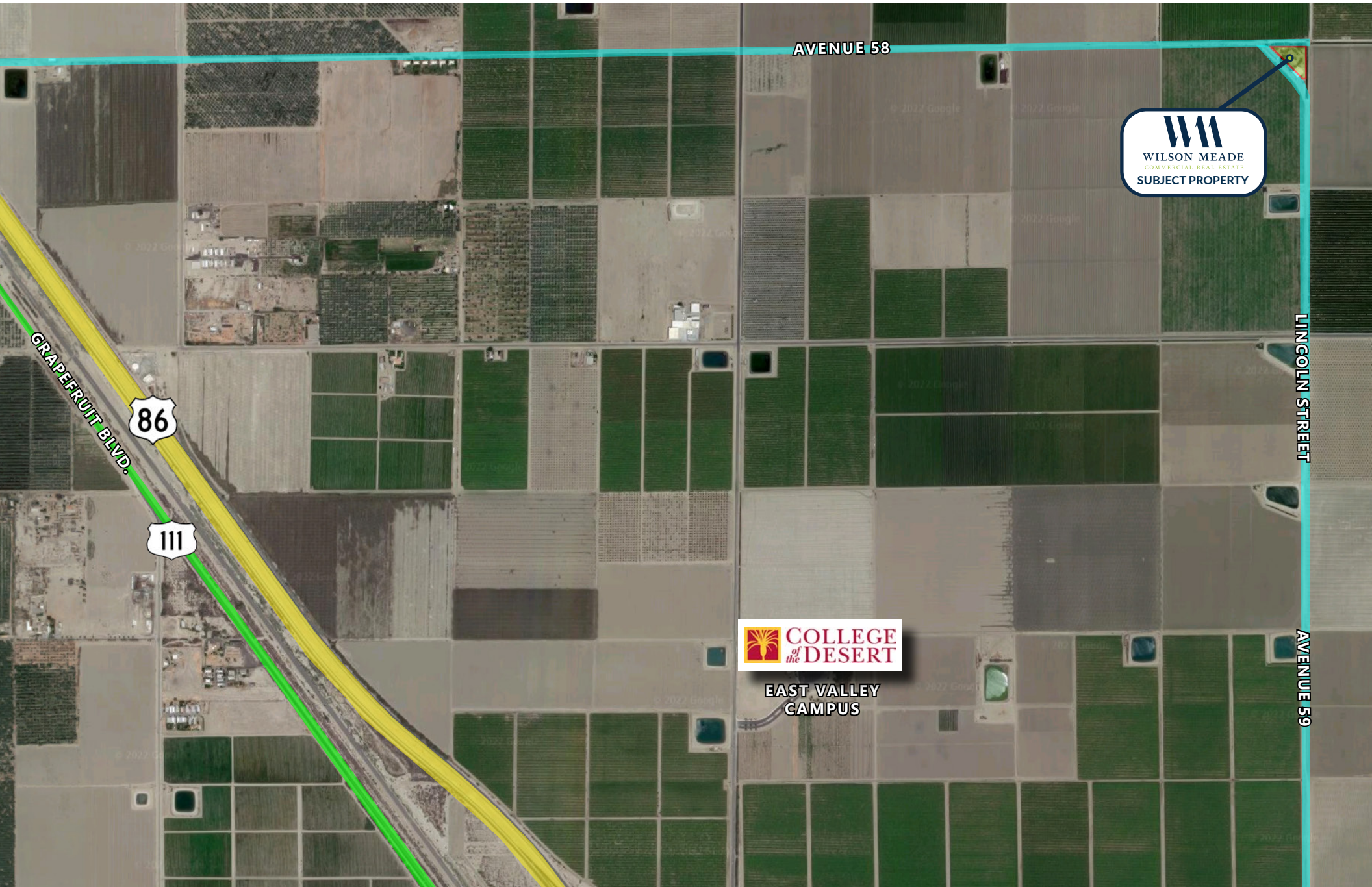
THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

ASSESSOR'S MAP BK. 717 PG. 24
RIVERSIDE COUNTY, CALIF.

OPPORTUNITY ZONE

- **Capital Gains Tax Deferral:** An investor that re-invests capital gains into a Qualified Opportunity Fund can defer the payment of federal taxes on the realized gains of the investment as late as December 31, 2026.
- **Capital Gains Tax Reduction:** An investor that meets timing deadlines and holds their investment in a Qualified Opportunity Fund for at least five years can reduce their tax bill on the capital gains differed by 10%. If the investor holds their investment for at least seven years, the reduction increases to 15%.
- **Elimination of Taxes on Future Gains:** An investor that holds their investment in a Qualified Opportunity Fund for at least ten years will not be required to pay federal capital gains taxes on any realized gains from the investment.

AERIAL MAP



AVENUE 58

WM
WILSON MEADE
COMMERCIAL REAL ESTATE
SUBJECT PROPERTY

LINCOLN STREET

AVENUE 59

GRAPEFRUIT BLVD.

86

111

 COLLEGE
of the
DESERT

EAST VALLEY
CAMPUS

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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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SCAN QR CODE TO
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WILSON MEADE
MOBILE APP!

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YOUR ADVISORS



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