



9.27 AC LAND WITH CUP & PLANS

CANNABIS INDUSTRIAL LAND ZONED IN DESERT HOT SPRINGS



E LITTLE MORONGO RD & N 13TH AVE, DESERT HOT SPRINGS

FEATURES

- Approved CUP 08-18 for (2) greenhouses and (1) building totalling approximately 168,220 SF grow space
 - Greenhouse 1: 63,824 SF w/ 14,676 SF Headhouse
 - Greenhouse 2: 63,824 SF w/ 14,676 SF Headhouse
 - Future Building: 40,572 SF
- Construction plans for 2 greenhouses with MEP, landscape plan, precise grading plan, hydrology study, water quality management plan included in purchase price
- All utilities to site - water, sewer, electric, gas line
- Just north of MedMen, CannDESCENT & Zenco
- Cannabis Friendly City - No Manufacturing Tax in DHS
- Located in the Opportunity Zone - Defer your capital gains tax



VICINITY MAP

Asking Price: \$2,200,000 (\$5.29/SF)

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Desert Pacific
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 CANNABIS REAL ESTATE

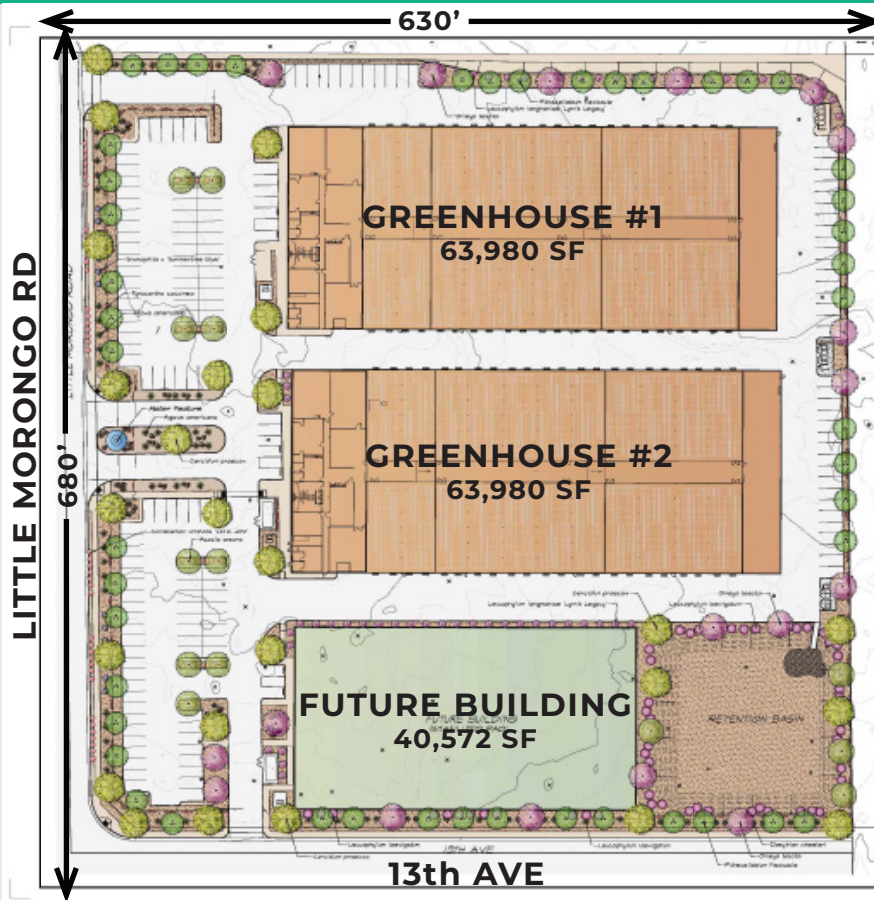
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#2213 9/23/20 KJ

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SITE PLAN



The biggest advantage GGS greenhouses have is the abundance of natural light coming into the greenhouse. The computer control system controls and monitors all the nutrients, lights, blackout, air circulation, CO2 and irrigation needs of the plants, it is designed to maintain the exact environment needed for as many different growing zones as you want and can handle different environments for propagation, cloning, flowering and for as many different varieties as you want to control. With our system, all of this can be conveniently run from your smartphone.

Directions: From I-10 traveling east exit Indian Canyon Dr. and take a left (north). Travel 1 1/4 miles to Dillon Rd., turn right (east) on Dillon Rd. Travel 1 mile to Little Morongo Rd., take a left (north) on Little Morongo Rd. and travel 2 miles to Hacienda Ave. Property is on the NE corner of Little Morongo Rd and 13th Ave.

SITE AMENITIES

- **Location:** The property is located on the east side of Little Morongo Road, north of 13th Ave in the city of Desert Hot Springs.
- **Zoning:** I-L (Light Industrial)
- **APN:** 663-260-002
- **Parcel Size:** 9.27 AC gross, 8.62 AC net (631' x 680')
- **Utilities:** All utilities to site,
- **Highest & Best Use:** Cannabis Cultivation and Manufacturing
- **Earthquake Fault Zone:** No
- **Flood Zone:** Yes, 100 year zone
- **Topo:** Flat
- **Terms:** Cash - Provide Proof of Funds with Offer

AVAILABLE PLANS & STUDIES

- **Construction Plans for Greenhouses 1 & 2 with MEP**
- **Precise Grading Plan**
- **Hydrology Study**
- **Water Quality Management Plan**
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WHAT IS AN OPPORTUNITY ZONE?

■ **Why is investing in an Opportunity Zone better than a 1031 Exchange?**

Temporary Deferral: Similar to a 1031 Exchange.
Step-up in Basis: After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

Permanent Exclusion: After 10 years the capital gains are permanently excluded from taxable income.

For More Information Please Visit:

www.DesertPacificProperties.com/OpportunityZone