

20 AC BY PGA WEST & THE MADISON CLUB

LA QUINTA SPHERE



OPPORTUNITY ZONE

E MONROE ST & AVE 55, VISTA SANTA ROSA, CA

FEATURES

- In the sphere of influence of the City of La Quinta
- Just 1.5 miles to Music Festivals and Polo Grounds
- Steps away from The Madison Club, an exclusive country club community
- Wonderful open country atmosphere, but close to all the conveniences
- In an area of many exclusive equestrian estates

ASKING PRICE: \$2,500,000 (\$125,000/AC)



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SITE AMENITIES

- **Location:** The property is located North of Airport Blvd. just east of Monroe Street in Vista Santa Rosa, CA.
- **Zoning:** A-1-20 (Light Agriculture, 20 AC min.lot size)
- **General Plan:** AG (Agriculture)
- **APN:** 780-310-004
- **Parcel Size:** 20 AC (871,200 SF)
- **Ag Preserve:** No
- **Utilities:** Canal water is available
Electricity: In Monroe Street
Sewer: 21" line on Monroe St.
Water: 18" line on Monroe St.
- **Current Use:** Vacant Land
- **Soils:** GcA (Gilman fine sandy loam, wet, 0 to 2 % slopes)
- **Comments:** Build your own private estate close to shopping, restaurants and golf in the immediate path of growth. In the sphere of influence in the City of La Quinta. Across from the ultra-exclusive Madison Club, a popular celebrity destination Also across from the acclaimed Griffin Ranch.

SOILS MAP

