

115.16 ACRES RESIDENTIAL LAND

VISTA SANTA ROSA, CA

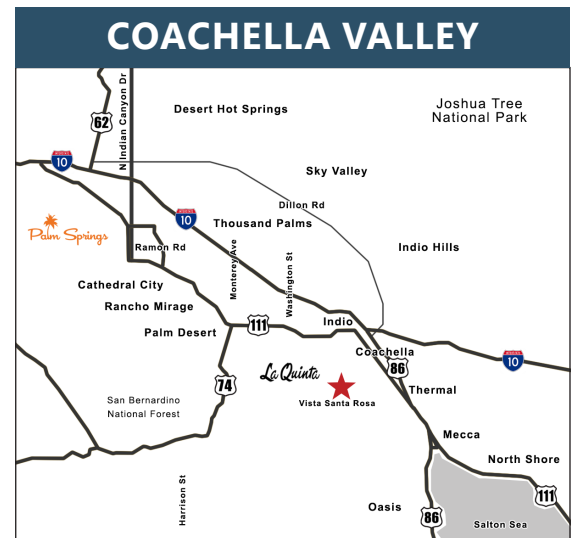


E MONROE ST & AVENUE 57, VISTA SANTA ROSA, CA

FEATURES

- Prime Residential Development Opportunity in neighborhood of exclusive country clubs
- In an area of many equestrian estates and three miles from the acclaimed Desert International Horse Show
- Property with breathtaking views of the Santa Rosa Mountains
- Wonderful open country atmosphere, but close to all conveniences
- Across from the Palms Golf Club and close proximity to Andalusia Country Club, PGA West, & Madison Club
- In the sphere of influence of the City of La Quinta

ASKING PRICE: \$17,000,000 (\$147,621/AC)



VICINITY MAP



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AERIAL & SITE AMENITIES



Directions: From Interstate 10 traveling east, take exit 142 onto Monroe St. Going south, travel 7.5 miles and turn left onto Avenue 57. In 309 ft, the property will be on the north and south side of Avenue 57.

SITE AMENITIES

- **Location:** The property is located east of Monroe St. and Avenue 57 in Vista Santa Rosa, CA. (La Quinta Sphere)
- **Zoning:** A-1-20 (Light Agriculture, 20 AC min. lot size)
- **General Plan:** AG (Agriculture)
- **APN:** 764-090-001; 764-130-003, 004, 006
- **Parcel Size:** 115.16 acres
- **Utilities:**
 - Electric: Monroe St
 - Water: 18" line on Monroe St
 - Sewer: 21" line on Monroe St
 - Irrigation Water:
- **AG Preserve:** No
- **Current Use:** Vacant Land
- **Opportunity Zone:** Yes
- **Flood Zone:** No
- **Earthquake Fault Zone:** No
- **Terms:** Cash
- **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. Close proximity to Andalusia Country Club, The Palms Country Club, PGA West, and Madison Club.

PROPERTY VIEW



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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.