

# 8.24 ACRES OF COMMERCIAL LAND

Doctor Carreon Blvd., Indio, CA 92201

For Sale | ~~\$3,000,000~~ \$2,850,000



**SELLER IS HIGHLY MOTIVATED  
AND WELCOMES ALL OFFERS**

**OPPORTUNITY  
ZONE  
2.0 STRATEGIC  
POSITIONING  
(2027)**



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# PROPERTY DESCRIPTION

FOR SALE | 8.24 ACRES OF COMMERCIAL LAND  
Doctor Carreon Blvd., Indio, CA 92201

## PROPERTY HIGHLIGHTS

8.24 acres of land. Located in the medical corridor and less than a mile of John F. Kennedy Memorial Hospital. The property is zoned Regional Commercial and Connected Neighborhoods-14.

- » Utilities in street, curb and gutter, and sidewalks
- » Centrally Located in the Coachella Valley
- » **APN's:** 614-130-035 (3.03 acres) | 614-130-015 (1.06 acres) | 614-140-056 (4.15 acres)
- » Located within a census tract eligible for Opportunity Zone 2.0 designation (2027)
- » Positioned to attract tax-advantaged capital

## ZONING

- » **Connected Neighborhoods—14 (CN-14) zone** encourages walkable, mixed residential communities with a variety of housing types—from single-family homes to small multi-family and courtyard apartments—at densities up to 14 units per acre. Limited live-work and small-scale commercial uses are allowed along corridors or at neighborhood edges to support daily needs.
- » **Regional Commercial (RC) zone** is intended for large-scale retail, dining, entertainment, and service uses that serve both residents and visitors. Typically located near major freeway connections and key intersections, this zone supports high-visibility, regional commercial activity.

Located near a “Key Development Zone” within the Midtown District, this property enjoys proximity to the Fairgrounds and major community centers, presenting an ideal site for redevelopment or new construction.

Seller is Highly Motivated and Welcomes ALL Offers

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## MAJOR AIRPORTS WITHIN A FEW HOURS DRIVE

JACQUELINE COCHRAN REGIONAL AIRPORT	~ 9 MILES
PALM SPRINGS INTERNATIONAL AIRPORT (PSP)	~ 21 MILES
ONTARIO INTERNATIONAL AIRPORT (ONT)	~ 80 MILES
JOHN WAYNE AIRPORT (SNA)	~ 120 MILES
LOS ANGELES INTERNATIONAL AIRPORT (LAX)	~ 140 MILES
SAN DIEGO INTERNATIONAL AIRPORT (SAN)	~ 145 MILES

## Strategic Connectivity & Accessibility

Indio's central location provides exceptional access to major markets across Southern California and the Southwest. The I-10 freeway—carrying over 30 million vehicles annually—links directly to Los Angeles, Phoenix, and beyond, while Highway 111 and State Routes 86 and 111 connect the Coachella Valley and Mexico trade routes.

Air travel is just as convenient, with Palm Springs International Airport only 20 miles away and Jacqueline Cochran Regional Airport just nine miles from the city.

Indio's connectivity by freeway, air, and commerce makes it one of the most accessible and business-friendly cities in the region.



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\*Information has been secured from sources we believe to be reliable, however, Meade Commercial cannot guarantee its accuracy.

The Property is situated within Census Tract 06065045501, a Low-Income Community (LIC)-qualified census tract currently meeting the baseline economic thresholds under the federal Opportunity Zone 2.0 framework.

As part of the upcoming 2026–2027 statewide designation cycle, the tract is expected to be actively evaluated for inclusion in California’s next round of Opportunity Zone designations, which will become effective for the 2027 investment period.

While final designations remain subject to state and federal selection processes, the Property is strategically positioned within an eligible tract profile that aligns with current Opportunity Zone 2.0 prioritization criteria, including demonstrated economic need, development potential, and regional growth alignment within Riverside County.

## INVESTMENT POSITIONING ADVANTAGE

Should the tract be selected in the 2027 Opportunity Zone 2.0 designation cycle, the Property would benefit from:

- » Enhanced investor demand driven by tax-advantaged capital deployment structures
- » Increased long-term hold appeal under 10-year capital gains exclusion treatment
- » Expanded eligibility for Qualified Opportunity Fund (QOF) equity participation
- » Elevated visibility among institutional and high-net-worth development capital sources

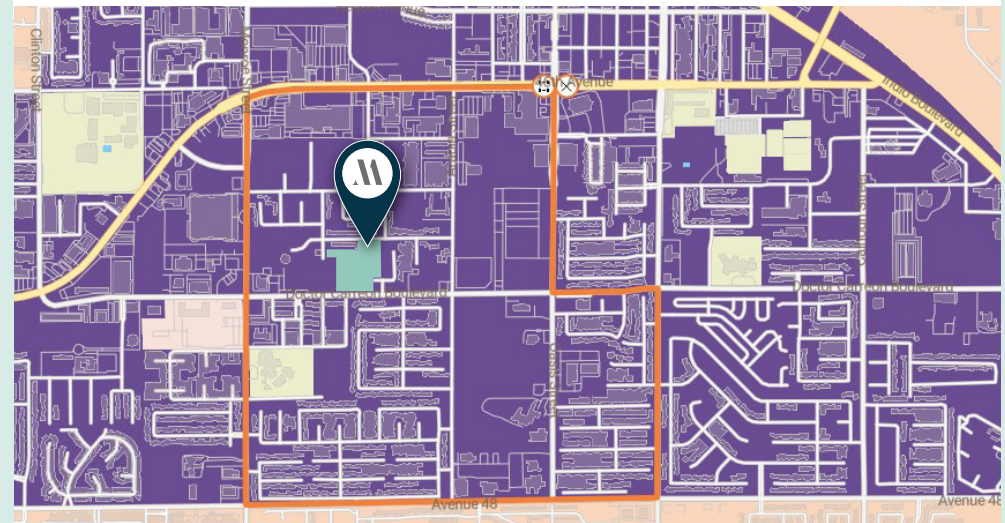
## STRATEGIC MARKET CONTEXT

Riverside County remains one of Southern California’s most active regions for Opportunity Zone investment activity, supported by sustained population growth, infrastructure expansion, and continued demand for residential, industrial, and mixed-use development opportunities.

Within this context, properties located in LIC-eligible census tracts positioned for potential 2027 designation are increasingly being evaluated by investors seeking early-movement advantages ahead of formal program activation.

## FORWARD-LOOKING POSITIONING STATEMENT

The Property is being offered in advance of the 2027 Opportunity Zone 2.0 implementation cycle, providing investors the ability to secure a land position ahead of potential designation-driven capital inflows and pricing revaluation dynamics.



# PHOTOS

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# AREA MAP

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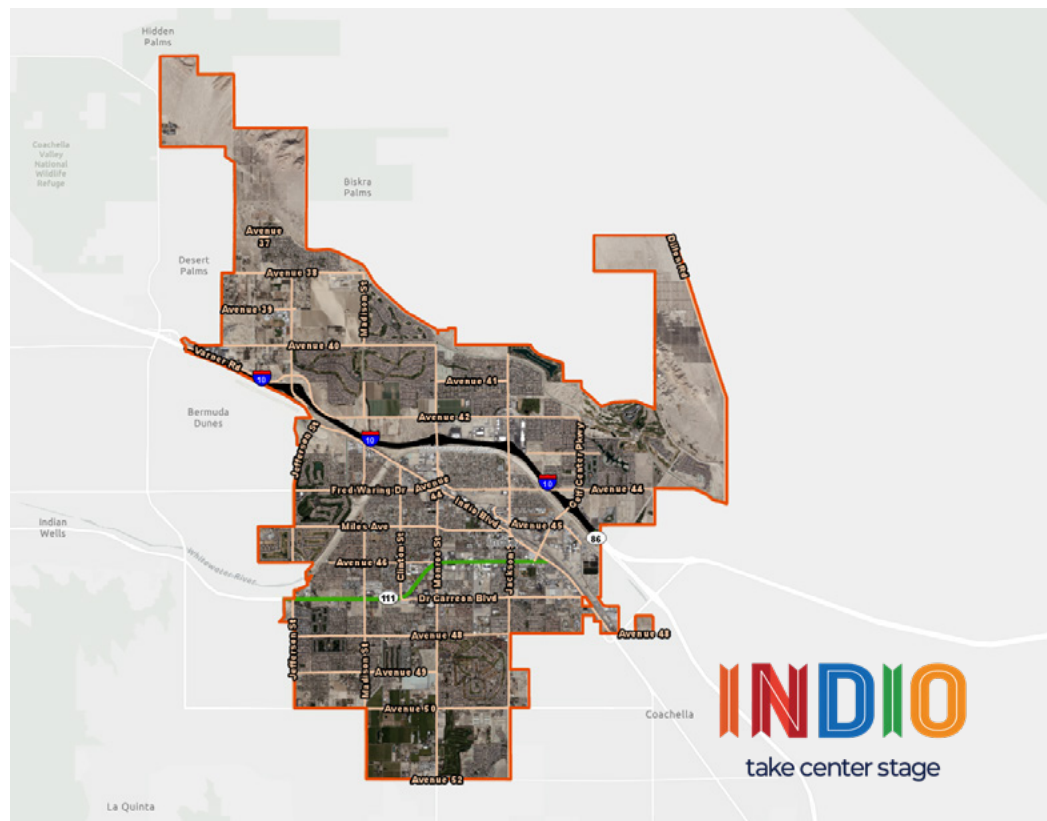
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## INDIO, CALIFORNIA

The Largest City in the Coachella Valley

- ▶ Incorporated in 1930, the city of Indio is recognized as a vibrant Desert Community where people live, work, play, and shop.
- ▶ The city of Indio focuses greatly on community infrastructure. In the last 6 years Indio has invested more than \$100 million in infrastructure improvements within the city.
- ▶ Indio is one of the fastest-growing communities in Riverside County.
- ▶ Indio is ranked one of the best places to live for young families.
- ▶ One-Stop Permitting Process. Indio has streamlined their permitting process with finance, development services, public works, and the fire department.
- ▶ College of the Desert Expansion: COD expanded downtown Indio campus from 40,000 sq. ft. to 80,000 sq. ft. and from 4,320 students to 9,640 students.
- ▶ The subject property is easily accessible to schools, JFK Hospital, shopping, restaurants, jobs, and entertainment.
- ▶ More than 2,000 businesses and a \$1B Annual Economic impact, Indio offers a diverse economy.



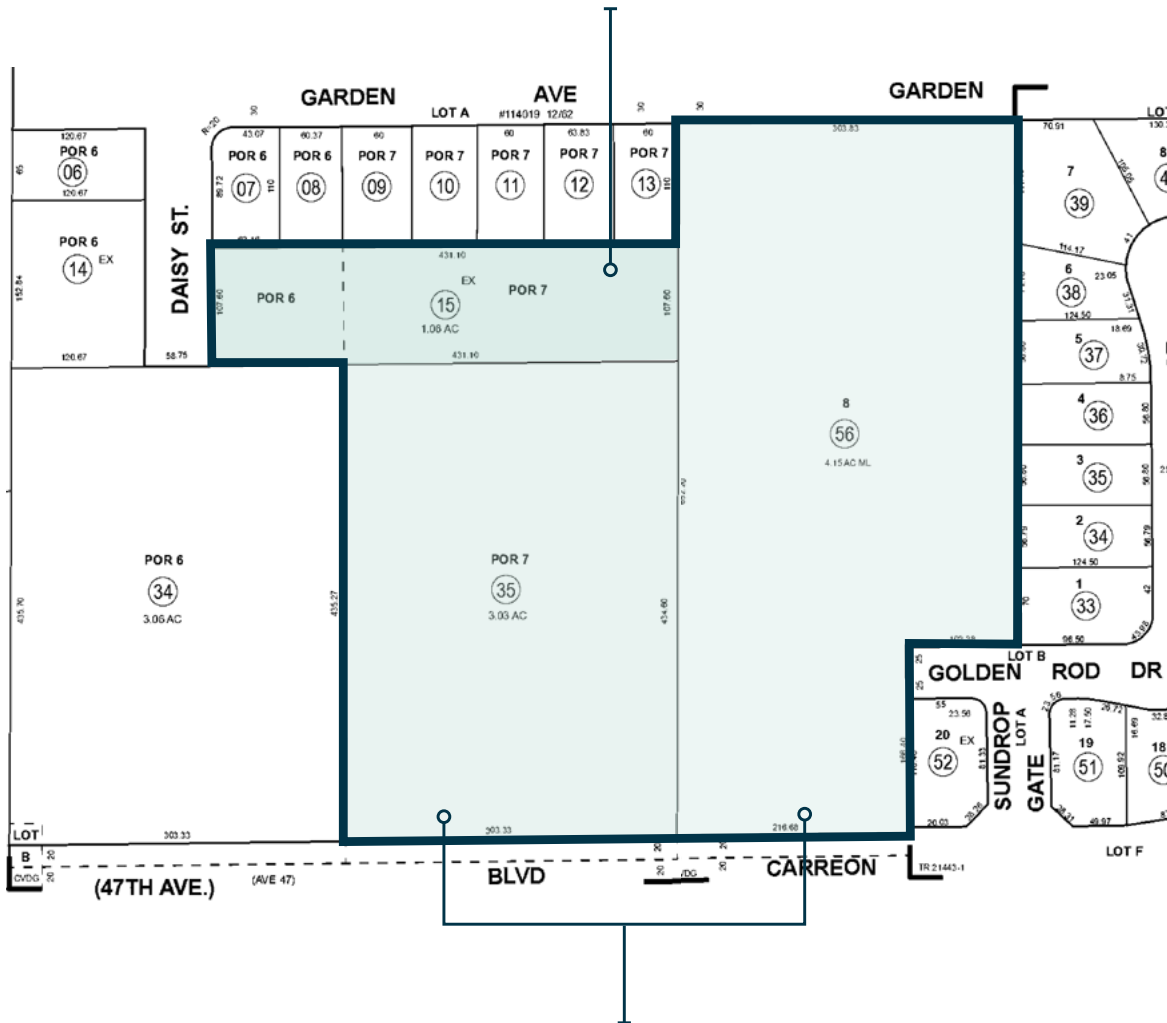
*From Subject Property*

DEMOGRAPHICS	1 mile	5 mile
Median Age	33.8	38.9
2024 Population	22,446	184,564
2024 Households	7,082	60,791
Average Household Income	\$56,868	\$94,496
Median Household Income	\$43,114	\$66,657

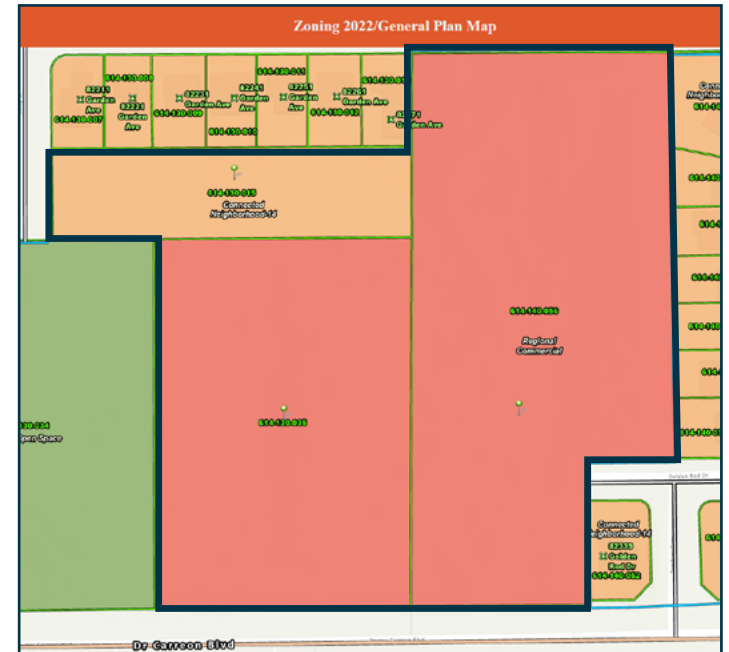
# PLAT MAP | ZONING MAP

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APN: 614-130-015  
 CN-14 ZONING



APN'S: 614-130-035 & 614-140-056  
 RC ZONING



# YOUR ADVISORS



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