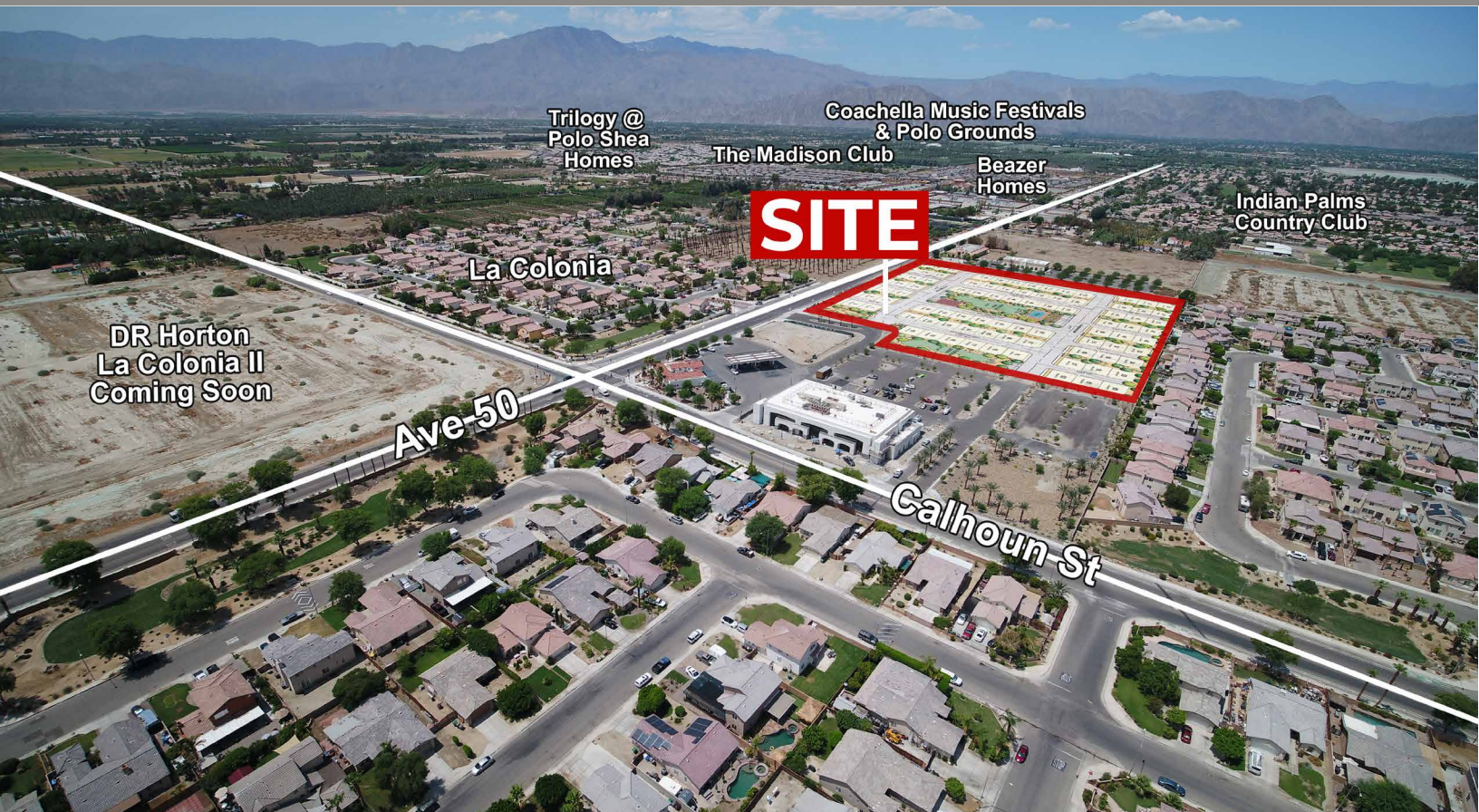


TENTATIVE TRACT MAP 103 LOTS NEAR MUSIC FESTIVALS



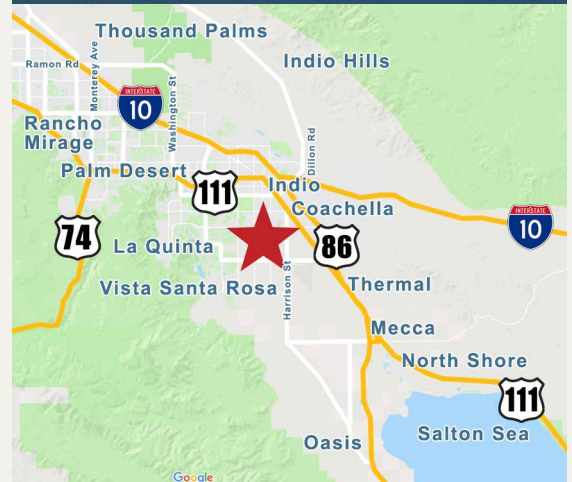
AVENUE 50 & CALHOUN ST, COACHELLA, CA

FEATURES

- Approved tentative map for 103 lots, TTM# 36680
- Key location
- Minutes away from many high-end residential developments, including the exclusive Madison Club, Griffin Ranch, and The Hideaway
- Just one mile from El Dorado and Empire Polo fields, home of the famous Coachella Music Festival
- Across from DR Horton's new housing tract, La Colonia II
- The City of Coachella is business friendly and welcoming to new developments

ASKING PRICE: \$2,100,000

COACHELLA VALLEY

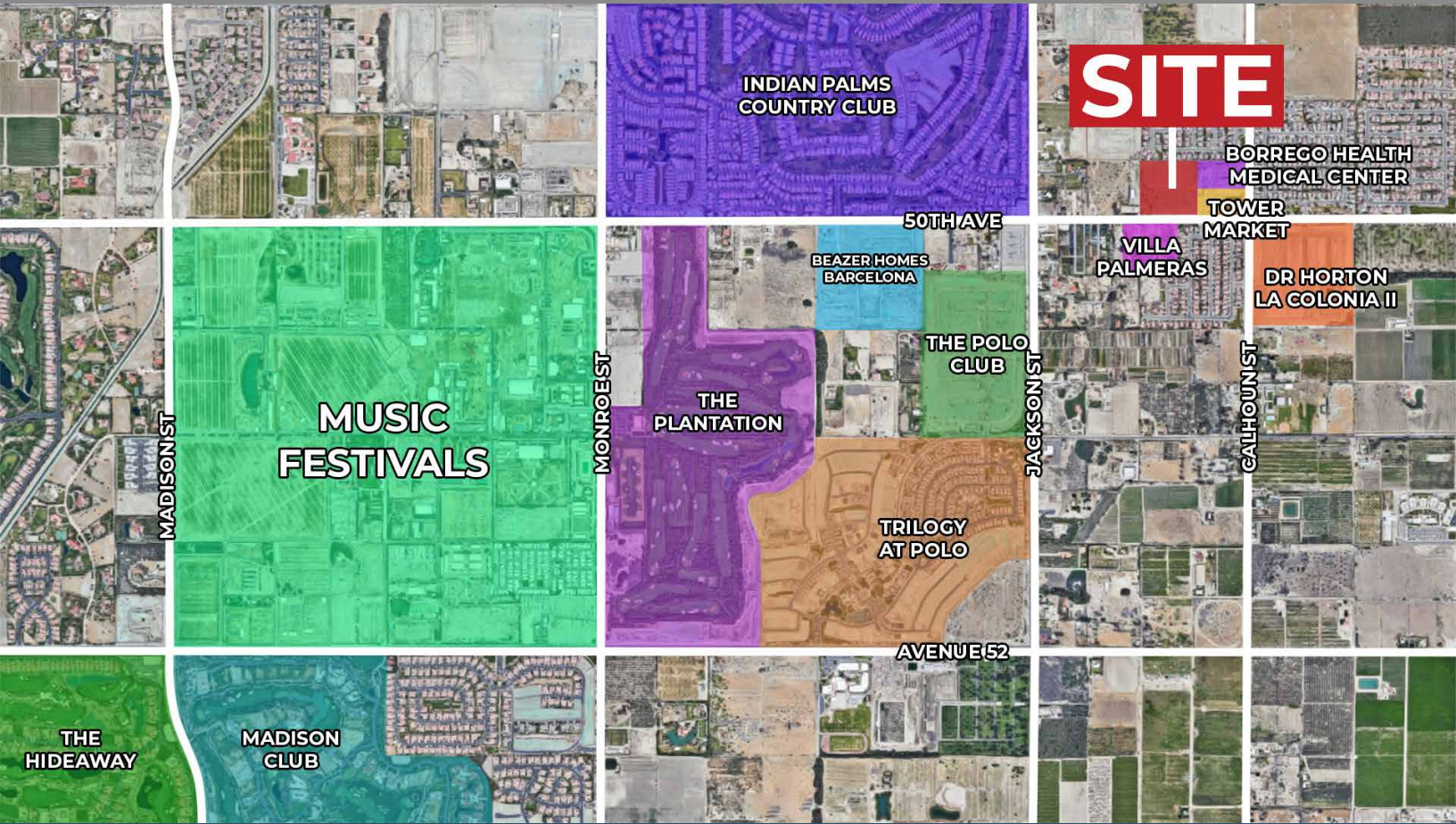


VICINITY MAP

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TENTATIVE TRACT MAP 103 LOTS AERIAL MAP AND SITE PLANS



SITE AMENITIES

- **Location:** The property is located on the west side of Calhoun Street and North of Avenue 50 in Coachella.
- **Zoning:** RS (Residential Single Family)
- **General Plan:** RL (Low Density Residential, 0-6 du/ac)
- **APN:** 612-280-027
- **Total Parcel Size:** 12.5 AC
- **Utilities:** On site
- **Comments:** Ravella consists of 12.5 acres and is approved for 103 lots. The site is located in an area of many high-end residential developments and country clubs. The immediate area boasts several residential communities along with Indian Palms Country Club and a future planned park across the street.

