

10 ACRE ESTATE LOT

VISTA SANTA ROSA, COACHELLA VALLEY

OPPORTUNITY ZONE

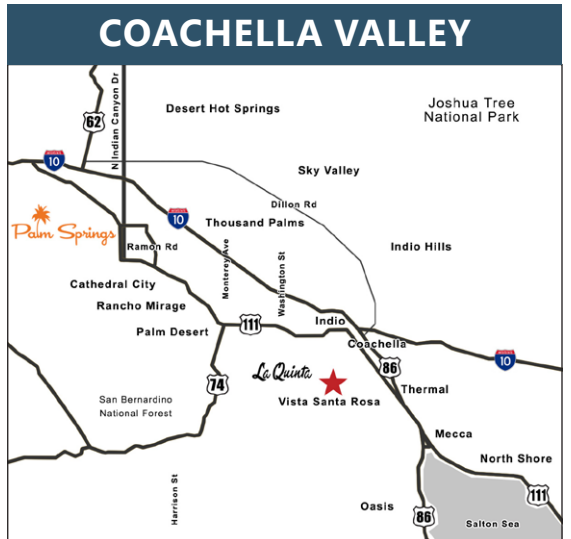


E OF JACKSON ST & S OF AIRPORT BLVD, VISTA SANTA ROSA, CA

FEATURES:

- Just three miles from Coachella Music Festivals
- Rare opportunity to purchase a 10 acre parcel in desirable Vista Santa Rosa
- Abundant and affordable Coachella Valley Water District (CVWD) irrigation water, one of the lowest water rates in California
- Two miles west of Desert International Horse Park
- In Opportunity Zone, providing potential tax incentives
- Agricultural Preserve offers low property taxes (Williamson Act)
- In an area of many equestrian estates and high-end country clubs

PRICE: \$625,000 (\$62,127/AC)



VICINITY MAP



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10 ACRE DATE RANCH

AERIAL & SITE AMENITIES



Directions: From I-10, exit Jackson Street south. Travel south approximately 7 miles and the property will be on the left (east).

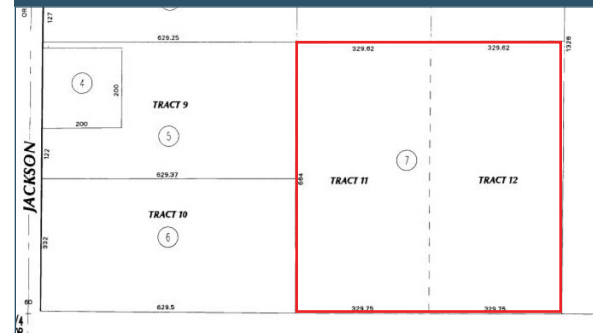
SITE AMENITIES

- **Location:** The property is located east of Jackson Street and south of Airport Boulevard in Vista Santa Rosa, CA.
- **APN:** 764-150-007
- **Parcel Size (According to County Assessor's Information):** 10.06 AC
- **Zoning:** A-1-20 (Light Agriculture, 20 ac min.)
[\(Click here for RivCo Zoning Ordinance\)](#)
- **General Plan:** Agriculture
- **Utilities:**
 - Domestic Water: 6" line ends at Jackson north of Airport Blvd;
18" main line on Airport Blvd/Calhoun St
 - Sewer: 12" force main on Jackson St
 - Irrigation Water: Yes; Meter #1858
- **Current Use:** Date ranch
- **Tile Drains:** Yes; TD-354
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes)
- **Agricultural Preserve:** Yes
- **Comments:** A rare opportunity for 10 acre lot with dates surrounded by equestrian estates. Vista Santa Rosa has become a haven for LA clientele looking to get out of the city to enjoy the open space and amazing views. There are two abandoned/deteriorated structures on the property.

PROPERTY VIDEO

[Click Here to View the Property Video](#)

PARCEL MAP



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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.