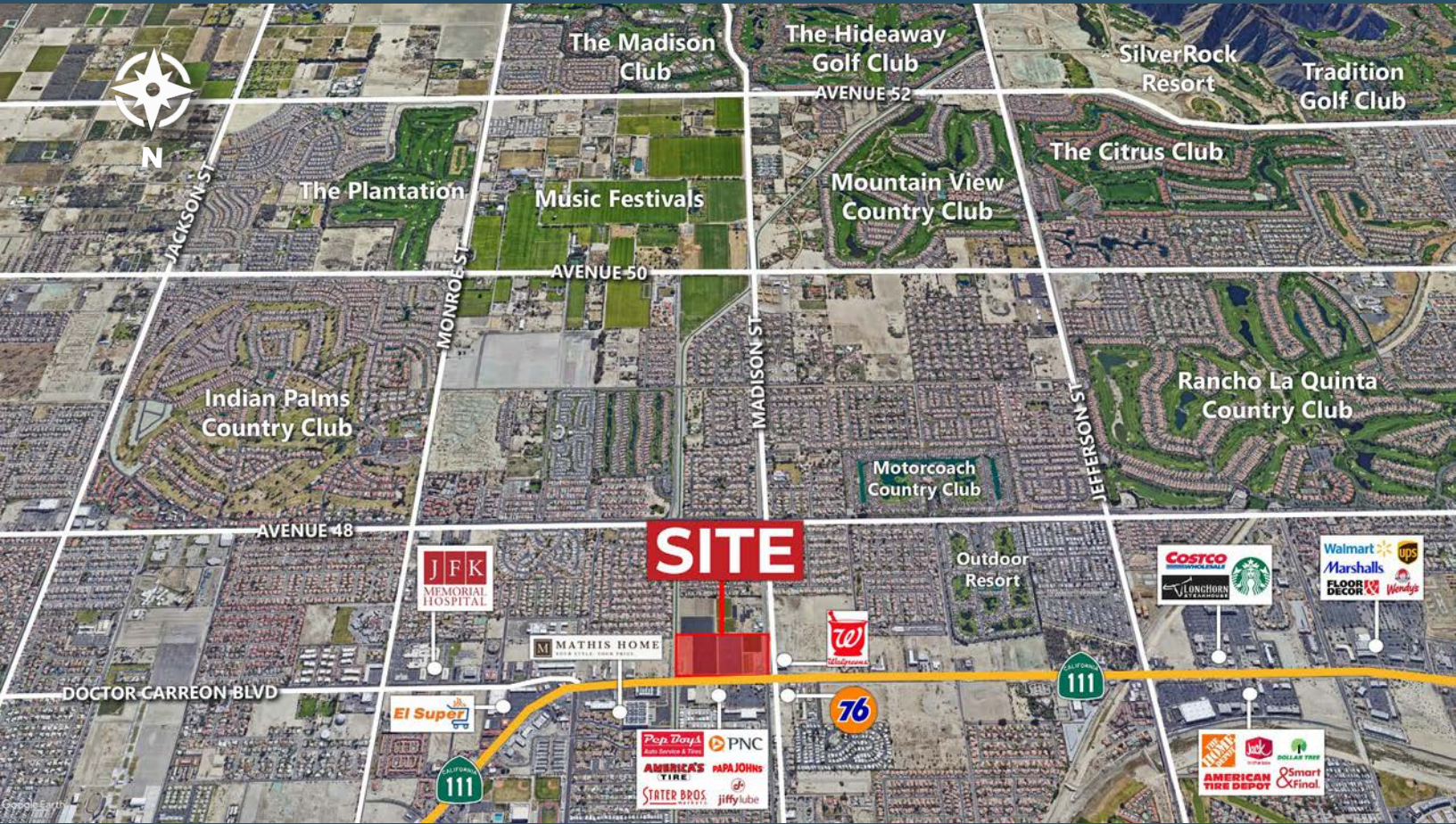


COURT ORDERED SALE

19.12 AC MIXED-USE DEVELOPMENT SITE UP TO 40 DU/AC PRIME COACHELLA VALLEY DEVELOPMENT SITE



SEC HIGHWAY 111 & MADISON ST, INDIO, CA

FEATURES

- Prime Highway 111 Mixed-Use property in the City of Indio
- Potential of up to 40 units per acre
- Located at signalized intersection
- 1,200 feet of excellent frontage on Highway 111
- Walk to Coachella & Stagecoach Music Festivals
- City has initiated Highway 111 street improvement project
- Close proximity to the acclaimed Madison Club, PGA West, The Montage & Pendry Hotel and much more!
- Highway 111 & Madison combined traffic count of 50,000 ADT

PRICE: \$4,164,336 (\$5/SF)

COACHELLA VALLEY



VICINITY MAP



SUSAN HARVEY

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EMILY HARVEY

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19.12 AC MIXED-USE DEVELOPMENT SITE

AERIAL AND SITE AMENITIES

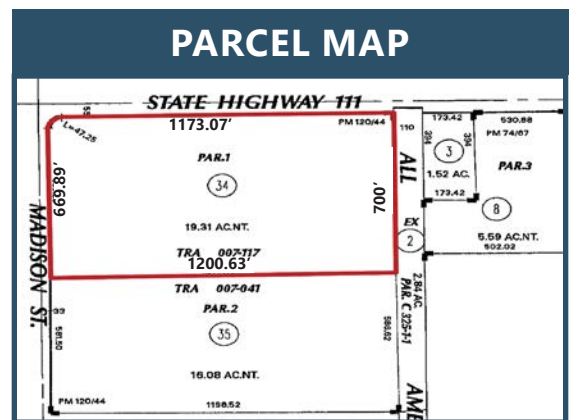


Directions: Exit from I-10 East and take exit 139 at Jefferson St. Turn right on Jefferson St and continue straight for 2.5 miles. Turn left on Highway 111 for one mile onto Madison St and the property will be on your left, the property will be on your right (South Side Hwy 111).

SITE AMENITIES

- **Location:** Property is located at the southeast corner of Highway 111 and Madison St in Indio, CA.
- **Zoning:** MPDO - Highway 111 Specific Plan
[Click Here for Highway 111 Corridor Specific Plan](#)
(The city is currently updating the specific plan to allow up to 40 units per acre)
- **General Plan:** Mixed Use Neighborhood(Specific Plan)
- **APN:** 616-130-034
- **Parcel Size (According to County Assessor's Information):** 19.12 AC (832,867 SF)
- **Utilities:**
Electric: In Street
Domestic Water:
8" Main Line on Madison St
12" Main Line on Highway 111
Sewer: 12" Line on Highway 111
- **Current Use:** Farmground and Produce Stand
- **Flood Zone:** In 500 Year Zone
- **Terms:** Cash
- **Comments:** Property is being sold by way of Receivership & Court Confirmation.
Indio is known as the City of Festivals. Nearly 1.4 million people visit the city annually to attend the Coachella Music Festival, Stagecoach Music Festival, Tamale Festival, Southwest Arts Festival, amongst many others. Trivago named Indio the number 2 top emerging travel destination. Indio is the largest and fastest growing city in the Coachella Valley with a current population of over 90,000 and expected population of 135,000 in 2035. The city is currently finalizing plans for Hwy 111 improvements on the property consisting of curb, gutter and sidewalk improvements. The property has impressive traffic counts of 31,000 and is located at the signalized intersection of Highway 111 and Madison St, two major transportation corridors.

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	18,238	98,556	189,939
Avg. Household	5,324	31,009	61,494
Avg. HH Income	\$65,039	\$84,948	\$89,913



760.360.8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

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.

19.12 AC MIXED-USE DEVELOPMENT SITE

LOCATION OVERVIEW - INDIO

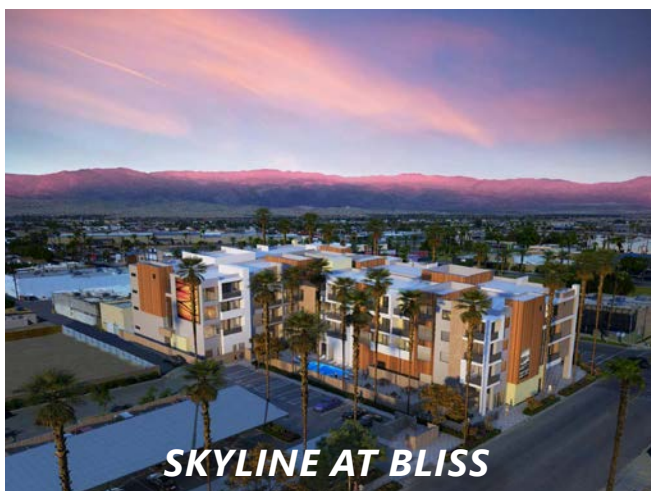
CITY OF INDIO



The City of Indio is Center Stage for the Coachella Valley. As the largest city in the valley with a population of over 90,000. Known as the "City of Festivals," Indio's art, cultural and music calendar brims with a dazzling array of special events and activities, drawing nearly 1.5 million visitors every year to experience Indio's world-class attractions and amenities. Most notable is the world-renowned Coachella and Stagecoach Music Festivals.

Indio is an ideal city due to its high quality of life, great schools, and affordability. The City's investment in long-range planning documents, infrastructure, and properties has sparked a renaissance of revitalization in Downtown and along the Highway 111 Corridor.

INDIO REVITALIZATION PROJECT

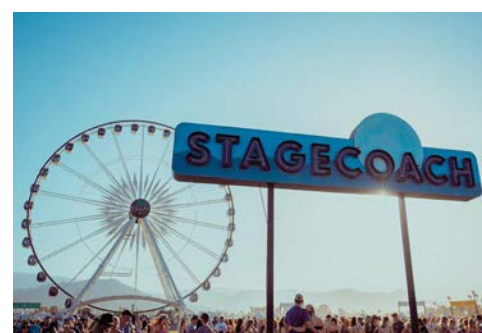


19.12 AC MIXED-USE DEVELOPMENT SITE

LOCATION OVERVIEW - COACHELLA VALLEY

COACHELLA VALLEY / GREATER PALM SPRINGS

The ultimate Southern California destination, the Coachella Valley – also known as Greater Palm Springs – is famous for its year-round sunshine and idyllic quality of life. Powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment. The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.



TOURISM 2022

- Economic Impact of Tourism - \$8.7 billion
- Total Visitors to Greater Palm Springs - 14.1 million
- Visitor Spending - \$7.1 billion
- Airport Travelers - 2.98 million
- Events include music & film festivals, golf/tennis tournaments, & concerts

EVENT ATTENDANCE

- Coachella Valley Music & Arts Festival - 750,000 over 6 days
- Stagecoach Music Festival - 255,000 over 3 days
- BNP Paribas Open - 330,794
- Palm Springs International Film Festival - 135,000
- Acrisure Arena - 120 events per year

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