

# SALE

4.75 ACRES / APN 778-390-003

Avenue 53 Coachella, CA 92236



Zoning: U-E Urban Employment Zone  
FOR SALE: \$800,000 (\$3.87 PSF)

Map data ©2024 Imagery ©2024 Airbus,  
Maxar Technologies

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CalDRE #02141355



**COLDWELL BANKER  
COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

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## PROPERTY OVERVIEW

- Location: Coachella, CA 92236 (APN:778-390-003)
- Size: 4.75/AC
- Zoning: U-E; Urban Employment Zone. Permitted uses in U-E zones include Office uses of all types, R&D, Neighborhood retail C-N, Restaurants, and light industrial uses as permitted in M-S (Manufacturing Service) zones with a CUP.
- Opportunity Zone. Providing Federal Tax Incentives
- Airport Influence Area Compatibility: Zone D
- Utilities: Electric: (IID) Overhead power poles on site. In ground power to site via Avenue 53.
  - Water: (CVWD) 12" inch water line on Avenue 53. -To site
  - Sewer: (CVWD) 12" sewer line on Avenue 53. – To site
- Status: Vacant Land

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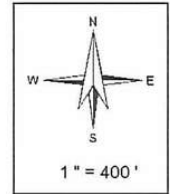
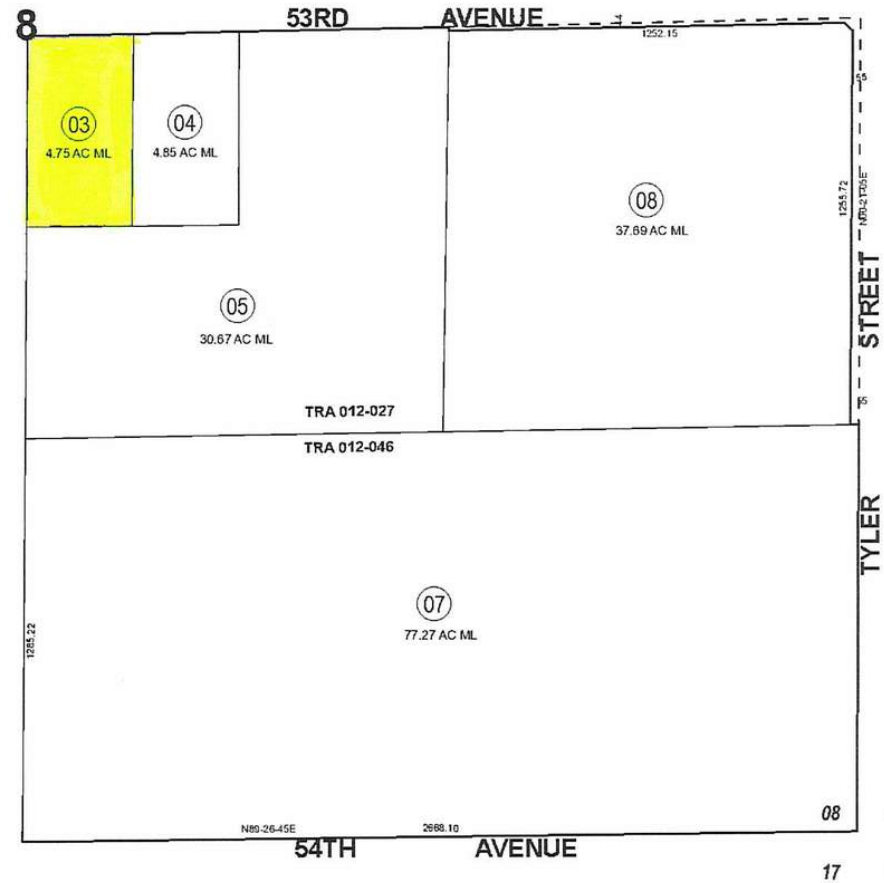
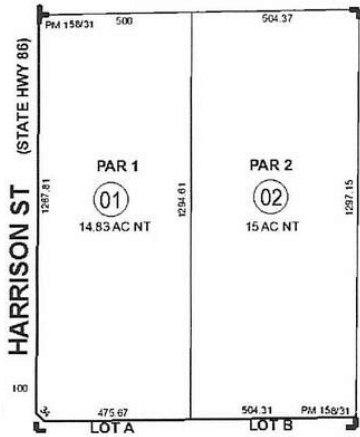


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**Legend**

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

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**KYLE BUCCINO**

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