

# TENTATIVE TRACT MAP 103 LOTS

## NEAR MUSIC FESTIVALS



**AVENUE 50 & WEST OF CALHOUN ST, COACHELLA, CA**

### FEATURES

- Approved tentative map for 103 lots, TTM# 37088
- 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
- The City of Coachella is business friendly and welcoming to new developments

**PRICE: \$2,100,000**



**VICINITY MAP**



8/15/25 JC



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## 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:** [Click here to view RS \(Residential Single Family\)](#)
- **General Plan:** [Click here to view RL \(Low Density Residential, 0-6 du/ac\)](#)
- **APN:** 612-280-021, 027
- **Total Parcel Size (According to County Assessor's Information):** 12.36 AC
- **Utilities:** On site
- **Entitlements:** TTM 37088; Expires January 13, 2026
- **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.

## SITE PLAN



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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.