

2.51 ACRES FINISHED LOT | OPPORTUNITY ZONE
APN: 763-141-010 | TYLER STREET, COACHELLA, CA 92236
FOR SALE: \$380,000



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PROPERTY HIGHLIGHTS

- 2.51 Acres / 109,336 Sq. Ft. | Lot 6
- APN: 763-141-010
- Off-site: Gas, Electricity (Buyer to verify capacity with IID-Imperial Irrigation District) Sewer, Curb/Gutter/Sidewalk
- Finished Lot
- 15-inch sewer main and a 12-inch water main run along the frontage of the parcel, allowing connections to be made to the main lines.
- Closest cross streets: Tyler Street and Tyler Lane
- **Jacqueline Cochran AP Compatibility:** The property is located within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan. Zone D represents a transitional airport influence area that allows for a broad range of development, including residential, commercial, and light industrial uses.

While generally considered compatible for most projects, development remains subject to standard airport-related considerations such as density limitations, height restrictions, and

aviation easement/disclosure requirements. Overall, Zone D is regarded as a flexible and developable designation, offering strong potential for a variety of uses while maintaining compliance with airport safety and planning guidelines.

- Close proximity to Thermal Club and Jacqueline Cochran Airport
- U-E Urban Employment Zone:
 - » This zone is intended to provide for the establishment of a range of employment uses such as office and research and development in a mixed, campus setting. The employment uses are supported by retail, service, and similar uses. Residential uses are allowed in residential-only buildings or in a mixed-use configuration with ground-floor retail. Also allowed are higher education uses (such as a college or university) designed in an urban setting. This zone implements the Urban Employment Center land use designation in the General Plan.

Uses may Include:

- Light Industrial (as well as all uses permitted within M-S-Manufacturing Service)
- Uses consistent with the JCRA Compatibility Zone
- Office



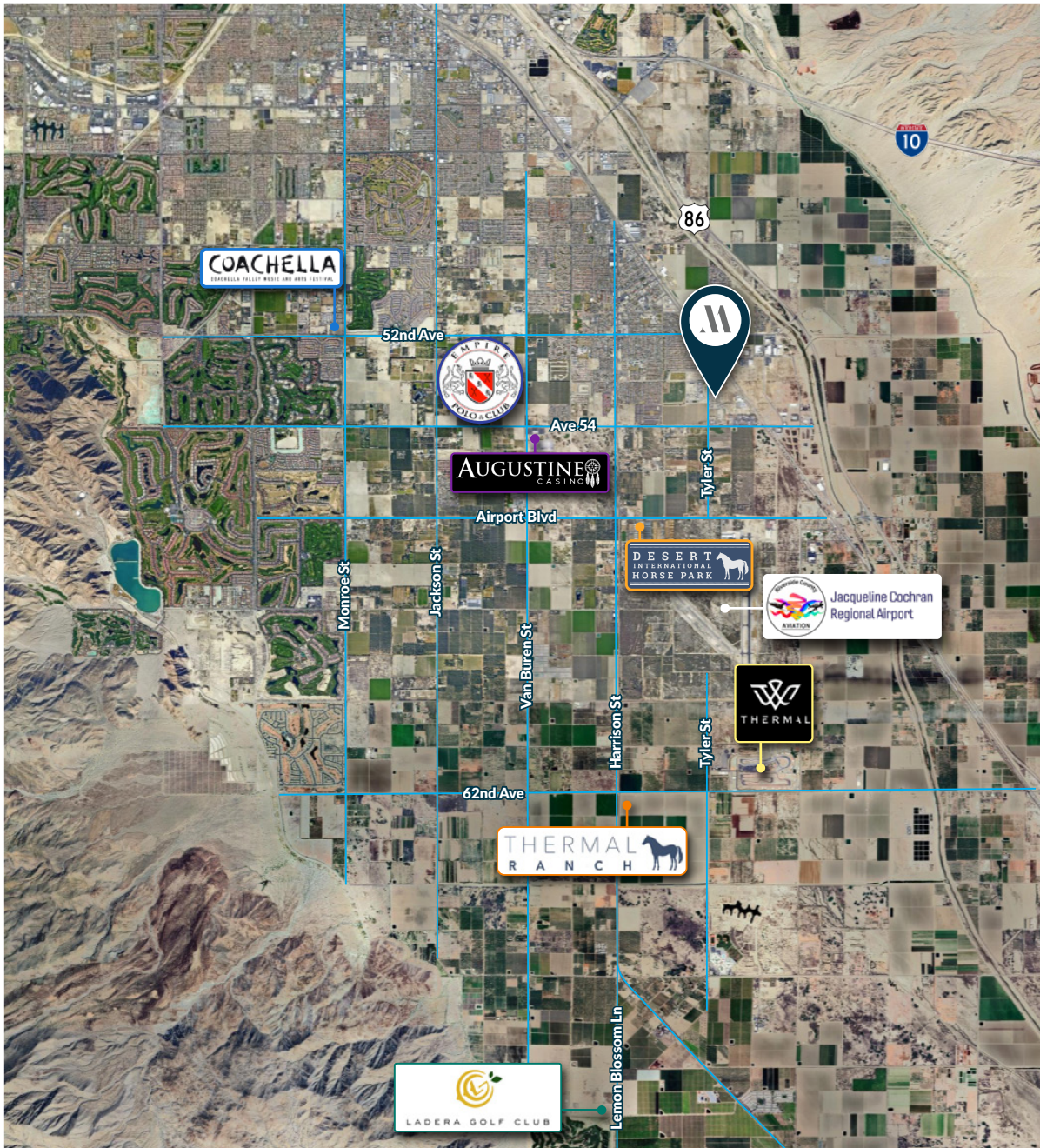










	1-mile	5-mile	10-mile
Population			
2025 Population	11,204	91,040	234,261
2030 Population Projection	11,486	94,719	245,241
Annual Growth 2020-2025	0.3%	1.9%	2.6%
Annual Growth 2025-2030	0.5%	0.8%	0.9%
Median Age	31	34.8	40
Households and Growth			
2025 Households	2,616	25,648	78,580
2030 Household Projection	2,677	26,840	82,782
Annual Growth 2020 to 2025	1.3%	2.0%	1.4%
Annual Growth 2025 to 2030	0.5%	0.9%	1.1%
Average Household Size	4.1	3.4	2.9
Estimated Income			
Average Household Income	\$73,249	\$89,126	\$110,336
Median Household Income	\$62,985	\$69,048	\$82,862
Estimated Businesses and Employees			
Total Businesses	188	2,585	6,617
Total Employees	3,586	26,370	58,892
Traffic Volume			
		State Hwy 86 and Tyler St SW: 24,471	
		Tyler St and Grapefruit Blvd: 13,086	



ENTERTAINMENT | AMENITY LOCATIONS

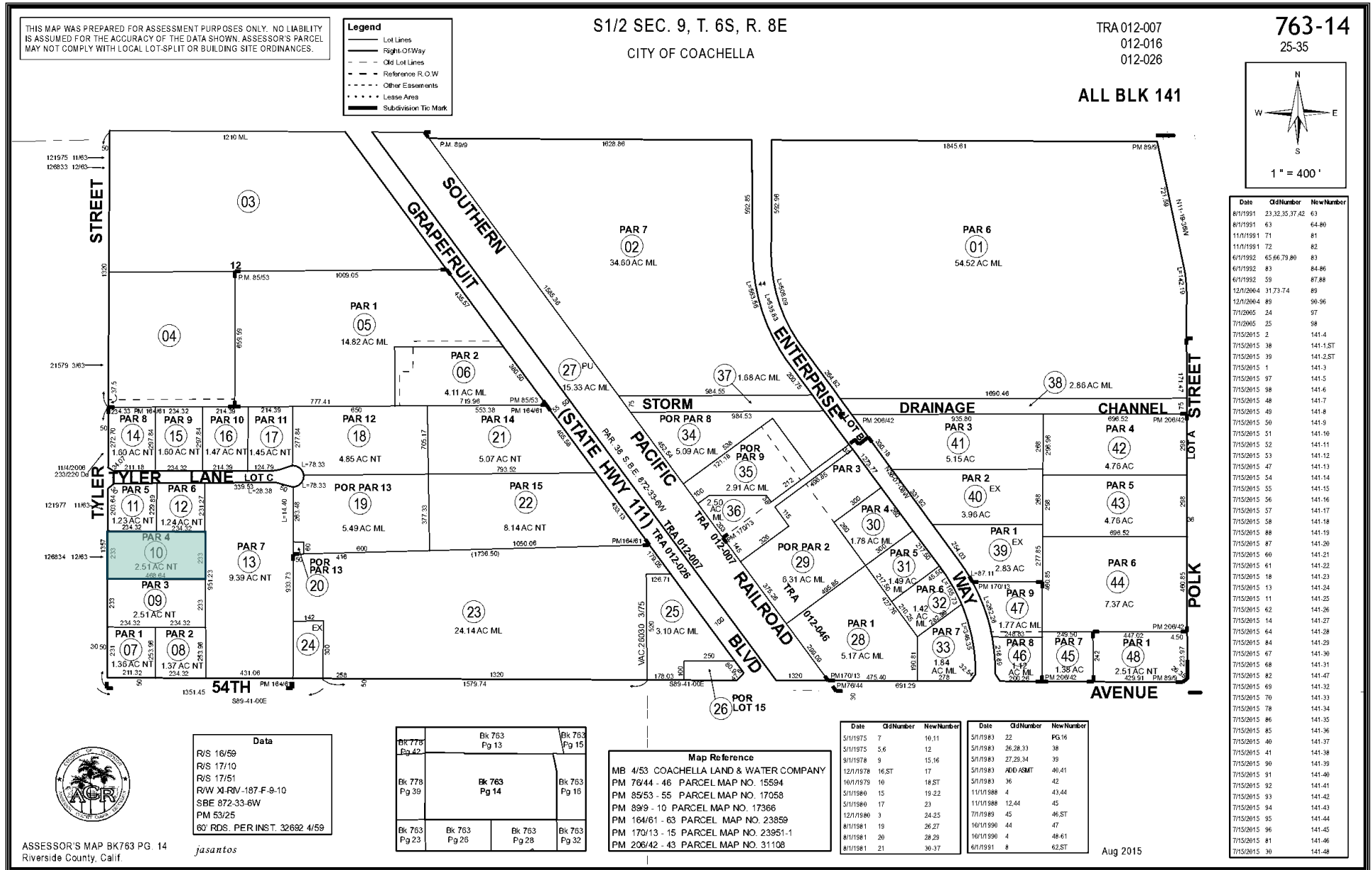
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	Festival Grounds 52nd and Monroe Indio, CA 92201 600+ Acres
	Empire Polo Club 52nd and Jackson St Indio, CA 92201 400+ Acres
	Augustine Casino 84-001 Avenue 54 Coachella, CA 92236
	Desert International Horse Park 85-555 Airport Blvd. Thermal, CA 92274
	The Thermal Club / Thermal Race Track 61980 Tyler Street Thermal, CA 92274
	Thermal Ranch (New Horse Facility) Harrison St and Avenue 62 Thermal, CA 92274
	Ladera Golf Club 69501 Lemon Blossom Lane Thermal, CA 92274
	Jacqueline Cochran Regional Airport 56-850 Higgins Dr Thermal, CA 92274



Subject Property



YOUR ADVISOR



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DISCLAIMER

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