

# INDIAN PALMS COUNTRY CLUB & RESORT

48630 Monroe St. Indio, CA 92201

Property: 27-Hole Golf Course/59-Room Hotel | Offered at: \$22,600,000 USD | Location: Indio, California



## A CHAMPIONSHIP COURSE AND YEAR-ROUND INVESTMENT OPPORTUNITY IN THE HEART OF COACHELLA VALLEY

This exceptional 27-hole golf resort, located in the heart of Indio, offers unmatched investment potential. Positioned next door to the world-renowned Stagecoach and Coachella music festivals, the resort experiences sold-out occupancy for multiple weeks each year. The gated community is home to a championship golf course designed by acclaimed architect Floyd Farley, celebrated for his work on courses nationwide.

At the heart of the resort lies its 27-hole championship golf course. Indian Palms boasts three distinctive nine-hole courses—the Mountain, Royal, and Indian—designed to test accuracy over strength, offering a rewarding experience for golfers of all levels. **Course Specifications:**

- Indian Course: 3,400 yards
- Mountain Course: 3,292 yards
- Royal Course: 3,138 yards

Indian Palms also offers a full practice facility, complete with a double-ended driving range, two practice putting greens, and a comprehensive short game area. The Celebrity House, which is located adjacent to the Golf shop, is a 2,750 SQFT events space. The Clubhouse has a full restaurant and bar with a dining hall for events and parties.

The Indian Palms Hotel offers a convenient location, only steps away from the first tee. With views of the surrounding mountains and the golf course, this 59-room hotel combines convenience and tranquility, making it the ideal destination for visitors to the Palm Springs Valley. The hotel offers either two queen size beds or one king size bed. These Junior suite-style rooms are spacious and comfortable.

Additionally, there is a 4.22 acre parcel of land available to build more than 100 rooms within the gated community of Indian Palms Country Club & Resort.\*\*



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## KEY HIGHLIGHTS:

- Features a full golf practice facility, event spaces, dining, and a 59-room hotel with mountain views, perfect for Palm Springs Valley visitors.
- 15 minutes from the Golfing Mecca of PGA West, The World Class La Quinta Resort, and Agua Caliente Casino Resort.
- 30 minutes from downtown Palm Springs and the Palm Springs International Airport, and Morongo Casino Resort & Spa.
- Opportunity to add 100+ SqFt lots\*\*

## HOTEL AMENITIES:

- Hotel Pool & Jacuzzi
- Championship 27 Hole Golf Course
- On-site Restaurant & Bar
- Soda & Water Machines
- Access to Workout Center
- Outdoor Parking
- Tennis Court Access
- Complimentary Coffee and Ice at the Clubhouse
- In-Room Refrigerators
- Cable TV
- Wireless High Speed internet



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## LOCATION HIGHLIGHTS:

- Distance to Coachella Music Festival grounds: **0.9 miles / 15 minute walk**
- Distance to The Plantation Golf Course: **1.3 miles / 20 minute walk**



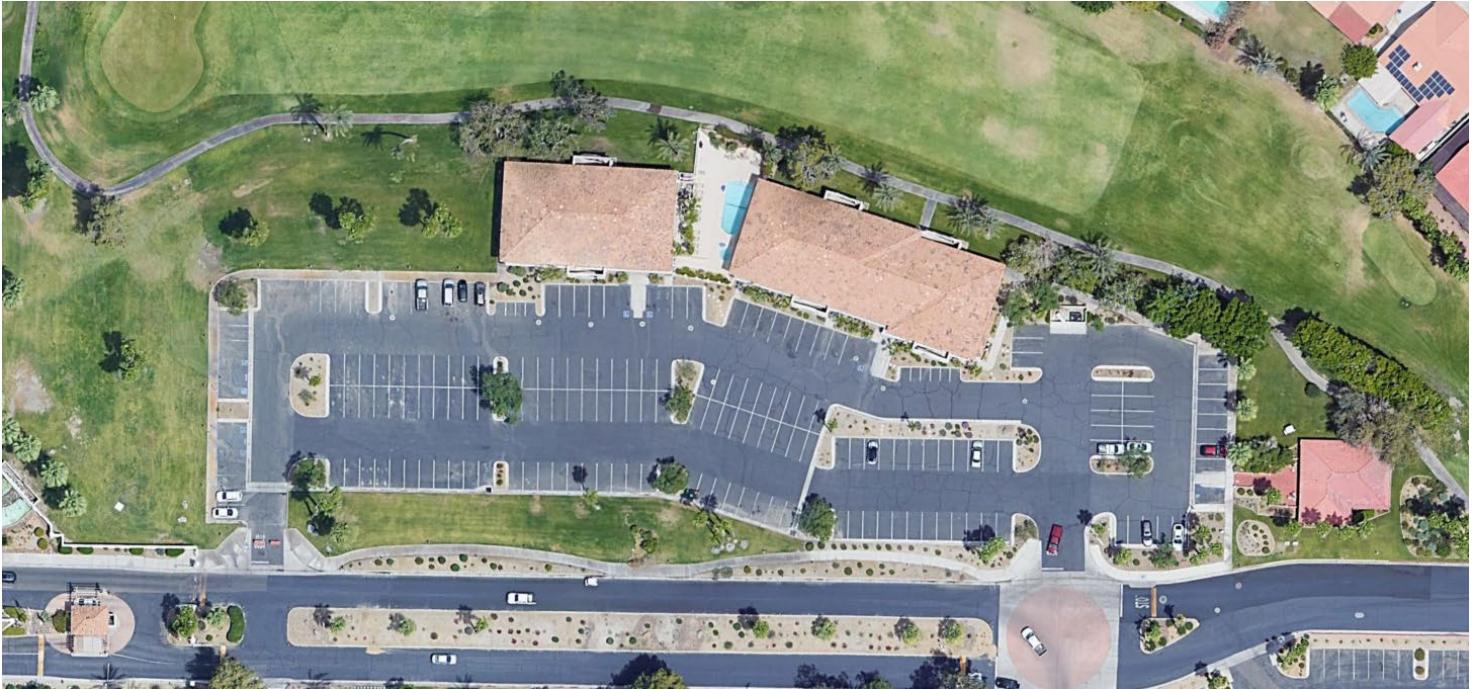
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*\*\*All information to be confirmed directly with the City of Indio*



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