

SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Palm Avenue & 2nd Street Coachella, CA 92236



Sale Price **\$230,000**

OFFERING SUMMARY

| | |
|------------------------|-------------------|
| APN 778-054-004 | 0.32 Acres |
| APN 778-054-005 | 0.08 Acres |
| TOTAL LOT SIZE: | 0.40 Acres |

PROPERTY OVERVIEW

Rare In-fill Residential Development Opportunity! Nestled at the intersection of Palm Avenue & 2nd Street in Coachella, an area that offers a perfect blend of urban convenience and suburban tranquility. There are an array of nearby points of interest, including the vibrant Coachella Valley Arts & Music Festival, with its international draw and cultural significance. With its strategic position and dynamic surroundings, this area presents a promising opportunity for residential real estate investment.

Two adjacent vacant parcels that must be sold together, which consist of: A 0.32 AC parcel located on the NW corner of Palm Avenue which has 140 feet of frontage on Palm Avenue and 100 feet of frontage on 2nd Street, and a 0.08 AC parcel which is located adjacent on the west side of the first parcel and has 25 feet of frontage on 2nd Street and a depth of 140 feet. The parcels are surrounded by single family homes and are conveniently located near shopping centers, and are close to downtown Coachella.

Curtis Barlow
(760) 899-7700
CalDRE #01380247



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2nd Street Frontage and Adjacent Home



View South Along Palm Avenue



Palm Avenue and 2nd Street Alleyway & North Side of Lots



View to North along Palm Avenue from 2nd Street

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PROPERTY HIGHLIGHTS

- Prime location near Palm Avenue & 2nd Street
- Single family residential or multifamily development potential
- Proximity to amenities and services
- Highly sought-after area for real estate investment
- Utilities to property
- Sidewalks in place
- Opportunity for long-term growth and appreciation
- Easily accessible from major transportation routes
- Desirable location for future housing development
- Located in a thriving and growing community
- Potential for strong rental demand in the area

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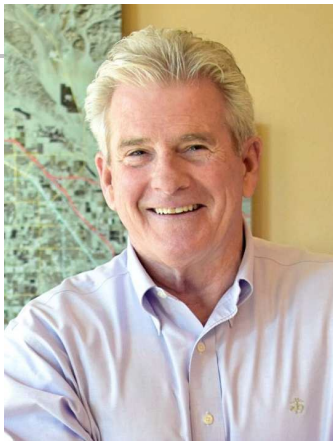


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CURTIS BARLOW

Executive Vice President

Direct: (760) 899-7700 **Cell:** (760) 899-7700

cbarlow@cbclyle.net

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