

# 38.7 ACRES FUTURE RESIDENTIAL OR COMMERCIAL VISTA SANTA ROSA, CA

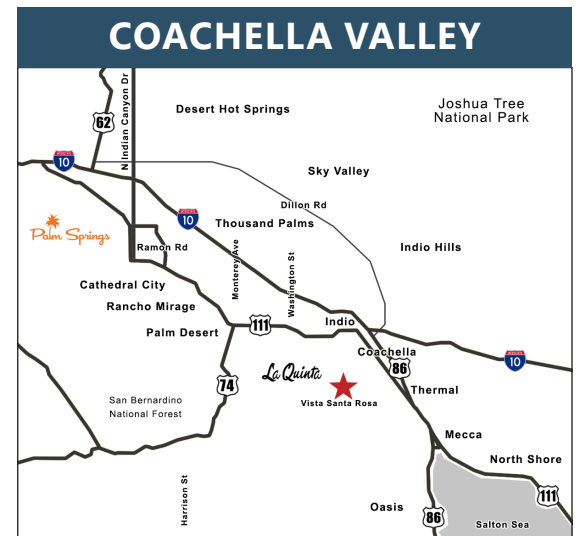


## NEC AIRPORT BLVD & MONROE ST, VISTA SANTA ROSA, CA

### FEATURES

- Prime development opportunity in neighborhood of exclusive country club & equestrian estates
- Gateway Village, a neighborhood community center featuring 70 Cottages, 172 apartments, gas station, & convenience store, approved just south of site
- Breathtaking views of the Santa Rosa Mountains
- Across from world renowned PGA West and The Palms Golf Club
- In the sphere of influence of the City of La Quinta

**ASKING PRICE: \$8,000,000 (\$206,718/AC)**



VICINITY MAP



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# 38.7 ACRES FUTURE RESIDENTIAL OR COMMERCIAL AERIAL & SITE AMENITIES



**Directions:** From Interstate 10 traveling east, take exit 142 onto Monroe St. Going south, travel 6.7 miles and turn left onto Airport Blvd. The property is located on the northeast corner of Airport Blvd. & Monroe St. 82100 Airport Blvd, Vista Santa Rosa, CA

## SITE AMENITIES

- **Location:** The property is located on the northeast corner of Monroe St. & Airport Blvd. in Vista Santa Rosa, CA (La Quinta Sphere)
- **Zoning:** A-1-20 (Light Agriculture, 20 AC min. lot size)
- **General Plan:** AG (Agriculture)
- **APN:** 780-310-012
- **Parcel Size:** 38.7 Acres
- **Parcel Dimensions:** Approx. 1,305' x 1,307"
- **Utilities:**  
Electric: Monroe St  
Water: 18" line on Monroe St  
Sewer: 21" line on Monroe St
- **Current Use:** Vacant Farmground
- **Ag Preserve:** No
- **Opportunity Zone:** Yes
- **Terms:** Cash
- **Comments:** Ideal site for future neighborhood commercial & residential. In the sphere of influence in the City of La Quinta. Close proximity to PGA West, The Palms Golf Club, Andalusia Country Club, and Madison Club.



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