

19.08 AC EXCLUSIVE ESTATE LOT

VISTA SANTA ROSA, CA

OPPORTUNITY
ZONE



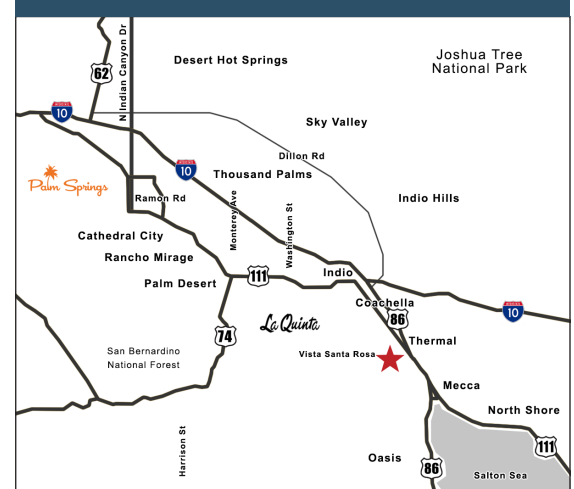
SEC AVE 64 & JACKSON ST, VISTA SANTA ROSA, CA

FEATURES

- Build your dream estate in a scenic equestrian community
- Panoramic views with open country setting
- Just moments away from renowned golf courses and country clubs, including Trilogy, Andalusia, The Palms, and PGA West
- Shop, dine, and explore, with easy access to shopping centers, restaurants, and recreational facilities in La Quinta
- Opportunity Zone – benefit from potential tax incentives by investing in this sought-after area

ASKING PRICE: \$950,000 (\$49,790/AC)

COACHELLA VALLEY



VICINITY MAP

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

2/28/25 SA



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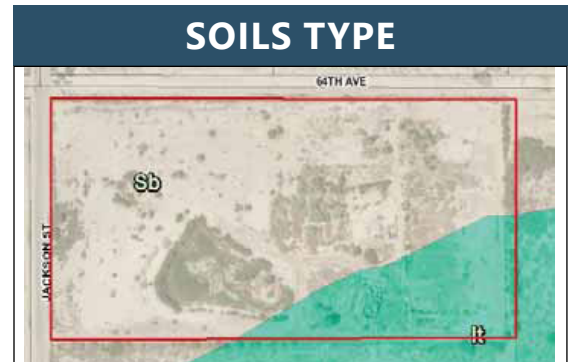
AERIAL & SITE AMENITIES



Directions: From Interstate 10, exit Jackson St. travel south on Jackson Street about 5 miles. South East Corner of Avenue 64 and Jackson St.

SITE AMENITIES

- **Location:** 64-100 Jackson Street, Thermal, CA 92274. The property is located at the southeast corner of Jackson Street and Avenue 64 in Vista Santa Rosa, CA
- **Parcel Size:** 19.08 acres
- **APN:** 753-140-044
- **Property Dimensions:** 1313' x 633'
- **Tiled:** No
- **Utilities:** Electric onsite
Water (Well) – In need of repair
Sewer- septic tank
- **Thomas Guide:** 5590 H6
- **Multi-Species:** No
- **General Plan:** Indian Residential Overlay
- **Zoning:** A-1-10 (Light Agricultural, 10 acre minimum lot size)
- **Soil Type:** North West side, Salton silty clay loam (Sb) 0-2% slope, South East side, Indio, very fine sandy loam, wet (IT) 0-2% slope
- **Current Use:** Former Equestrian Facility
- **Comments:** Nestled within a prestigious equestrian neighborhood, this rare opportunity invites you to create your own private sanctuary in an idyllic open-country setting, complemented by breathtaking mountain views. An exceptional opportunity for those seeking an exclusive lifestyle. Unlock the perfect balance of luxury and tranquility while ensuring long-term value.



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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.