

13.4 AC INDUSTRIAL LAND ONE MILE OFF I-10



DILLON ROAD & HIGHWAY 111, COACHELLA, CA

FEATURES

- In the area approved for Cannabis
- Easy access to I-10, Expressway 86 and Hwy 111
- Surrounded by new cannabis developments
- Located just 3 miles to Coachella & Stagecoach Music Festivals
- The City of Coachella is pro-growth and pro-business
- Coachella has become a hub for cannabis operations with their business friendly administration and permitting process

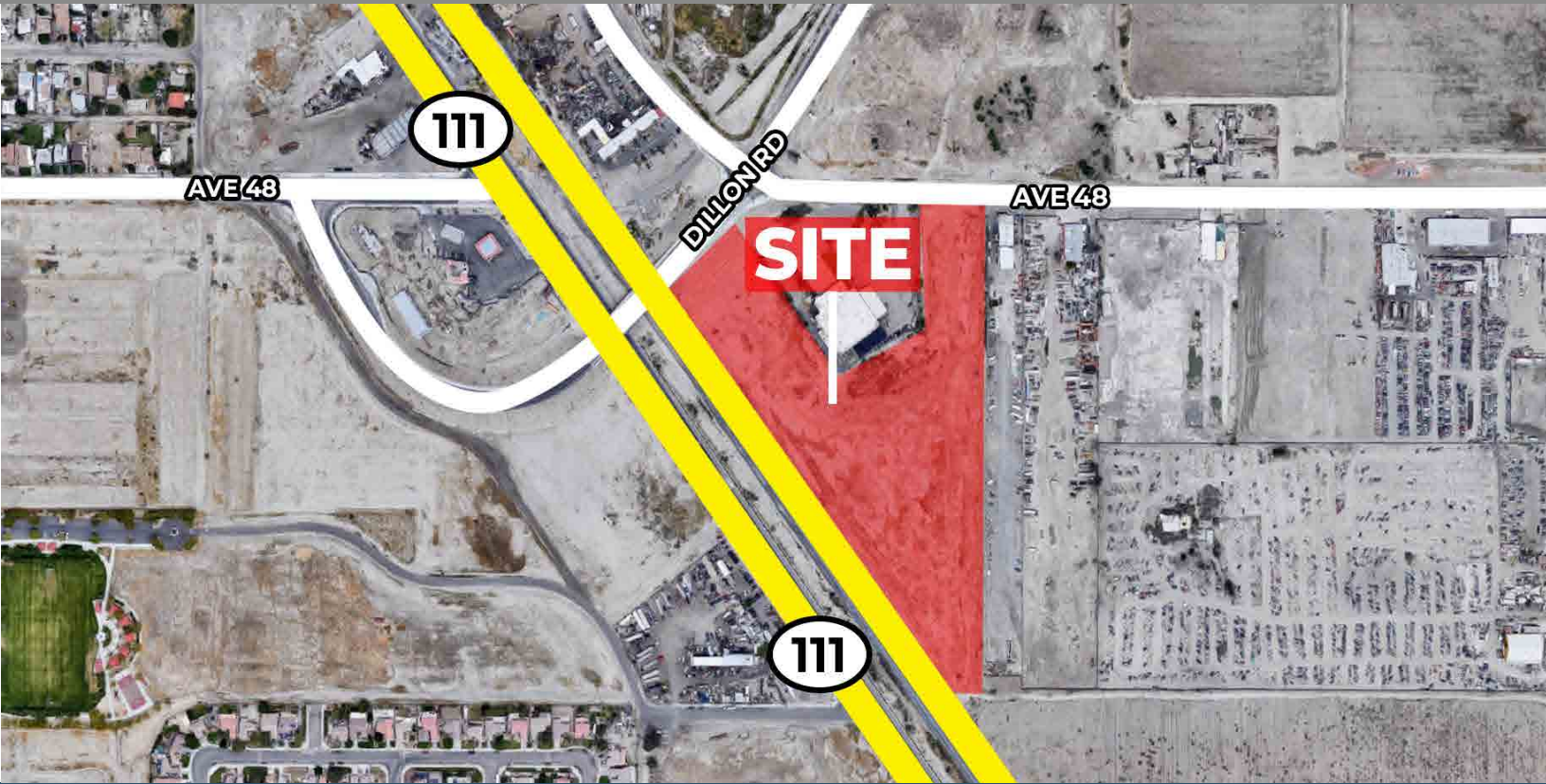
ASKING PRICE: \$1,900,000 (\$3.25/SF)



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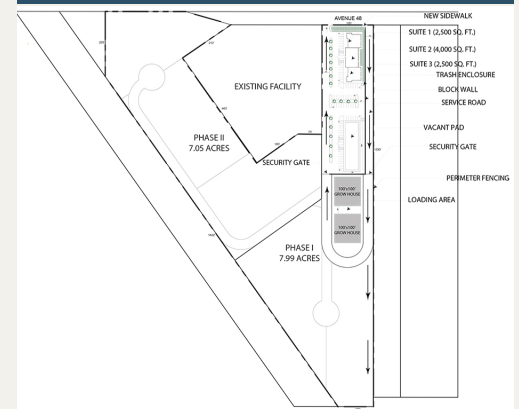
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SITE AMENITIES

- **Location:** The property is located on 48th Avenue in between Dillon Road & Grapefruit Road (Highway 111), Coachella
- **Zoning:** M-W (Wrecking Yard)
- **General Plan:** Industrial District
[Link to General Plan 2035](#)
- **APNs:** 603-232-018 (7.99 AC), 029 (5.41 AC)
- **Utilities:**
 - Water: 12" line in Ave. 48
 - Sewer: 8" line in Harrison St.
- **Comments:** Great property in the immediate path of growth. There is a population explosion happening in the Coachella Valley with the majority expected to be in Coachella and the East Valley. According to Coachella Valley Association of Governments (CVAG) and the Southern California Association of Governments (SCAG), the population of the Valley is expected to grow to an astonishing 884,000 by 2035. This projection is a 99.4% increase from the 2014 population of 443,401 people
[Click here to read more about Coachella Valley Growth](#)

SITE PLAN



FLOOR PLAN

