

FOR SALE \$1,300,000

±11 ACRES VACANT LAND | 2 PARCELS
CALHOUN STREET, VISTA SANTA ROSA, CA 92236

WILSON MEADE
COMMERCIAL REAL ESTATE



KATE RUST
EXECUTIVE VICE PRESIDENT
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72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270
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PROPERTY OVERVIEW

±11 ACRES VACANT LAND | 2 PARCELS
CALHOUN STREET, VISTA SANTA ROSA, CA 92236

PROPERTY HIGHLIGHTS

Located in: Vista Santa Rosa, an unincorporated area of Riverside County

Lot size: 5.5 acres each for a combined total of ±11 acres / 479,160 SF

APN: 779-330-019 (Parcel A), 779-330-018 (Parcel B)

Frontage: 411.58' on Calhoun St.

No Ag Preserve-Williamson Act

Zoning: A-1

Land Use: Currently EDR (Estate Density Residential)

Water: Coachella Valley Water District

- Permitted private (2008) well
- Permit Number: WP0019502 Permitted 11/20/2008

Power: IID-Imperial Irrigation District. Electricity on site. Permitted electricity to well for ag use. Buyer to verify.*

Sewer: Avenue 51

Domestic Water: Avenue 51

**Buyers and their agents to do any and all investigations to satisfy themselves as to all aspects of this property before closing escrow. List agents and their brokerages have not verified and do not guarantee any property information obtained from any public or private sources.*



Eastern Block Wall



Electric Pole



West from Entry

PHOTOS

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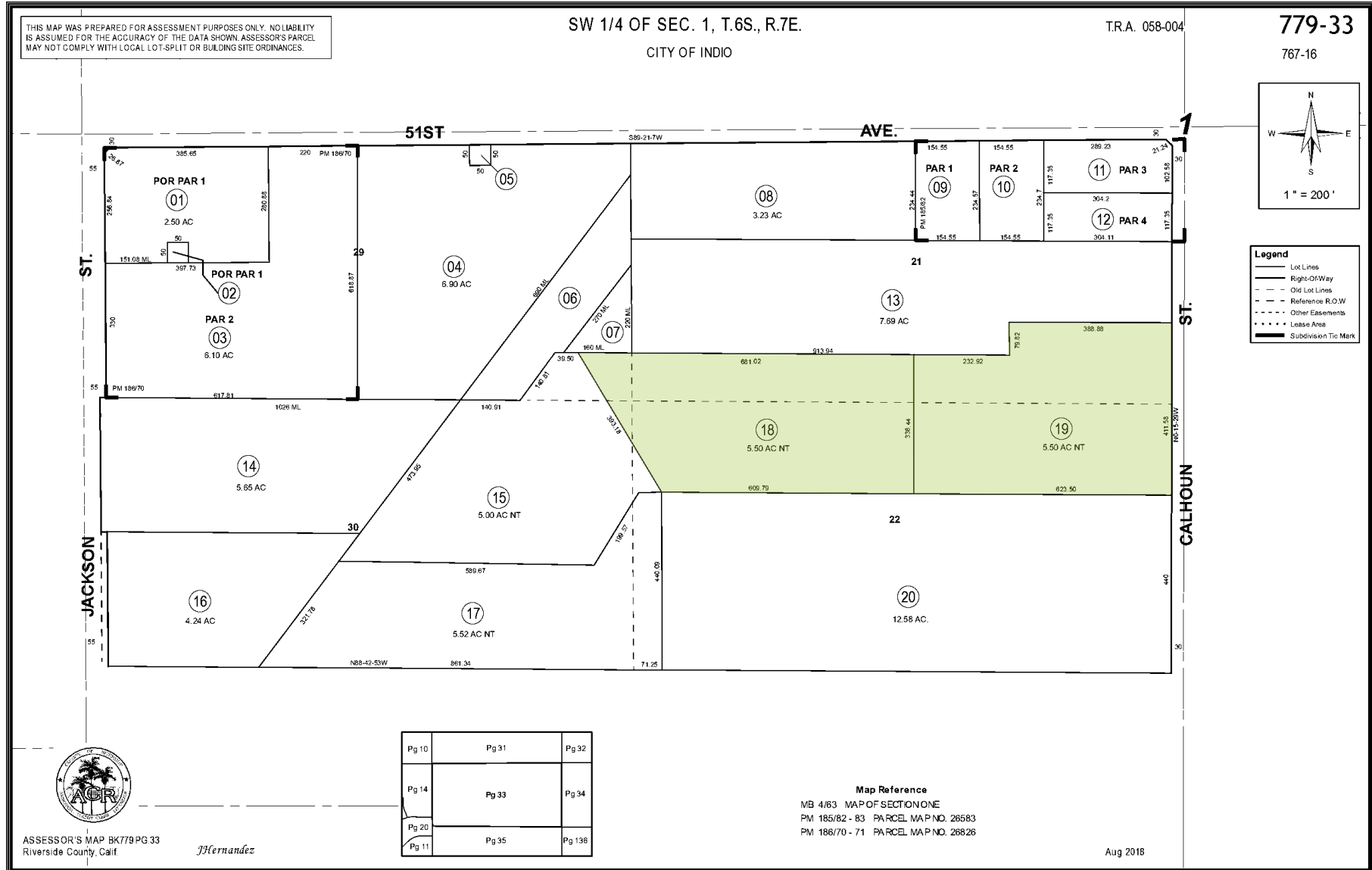
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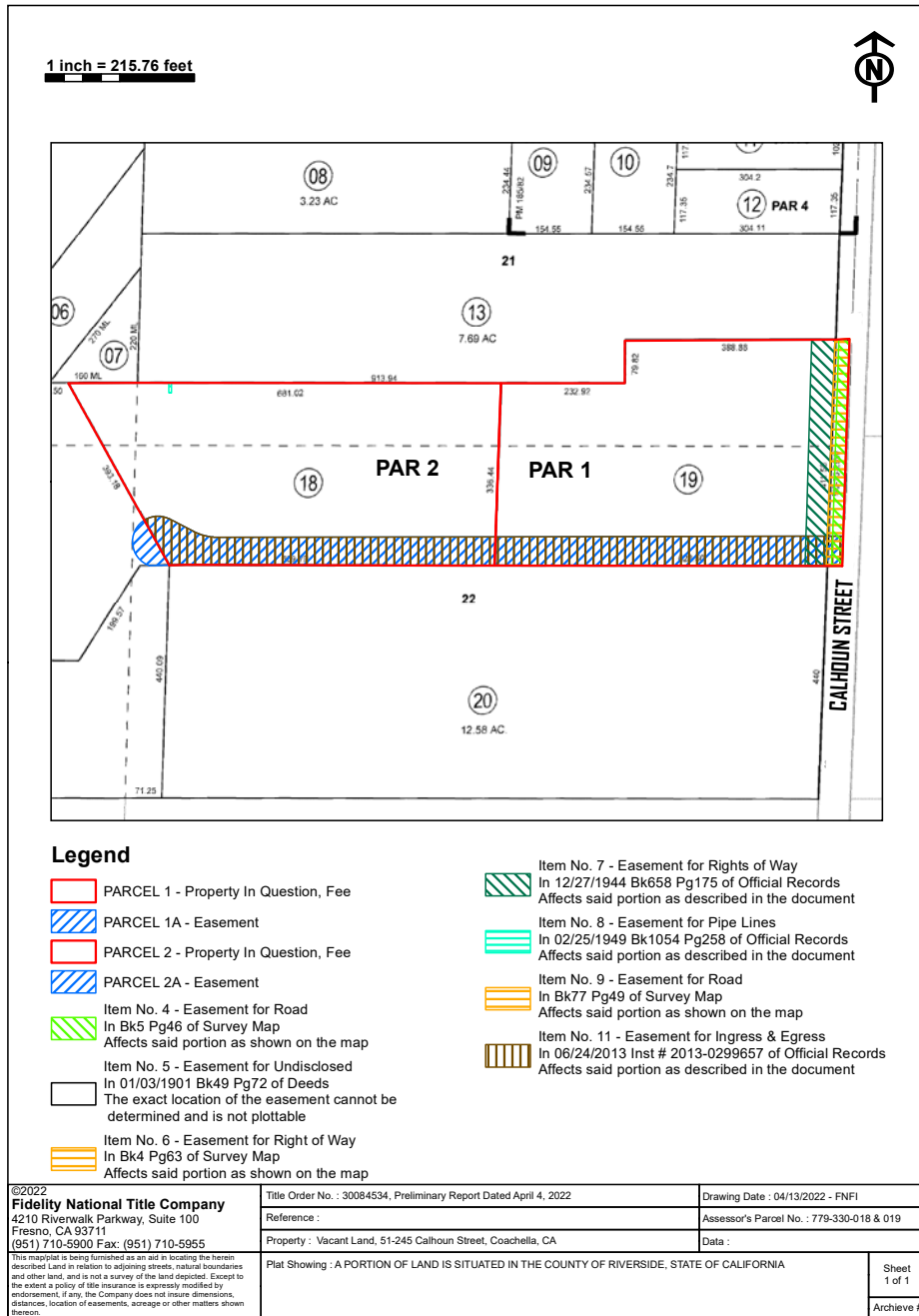
*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

APN's: 779-330-018 and 779-330-019



PLOTTED EASEMENTS

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BOUNDARY EXHIBIT

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LEGAL DESCRIPTION

PARCEL "A"

THREE PORTIONS OF LOTS 21 AND 22 OF SUBDIVISION OF SECTION 1, TOWNSHIP 2 NORTH RANGE 1 EAST, SAN JOAQUIN VALLEY AND MERRILL, AS SHOWN BY MAP OR FILE IN BOOK 4 PAGE 41, OF MAP RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 120.00 FEET OF SAID LOT 21, A DISTANCE OF 60.79 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89°13'13" EAST, ALONG THE NORTH LINE OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 120.00 FEET OF SAID LOT 21, A DISTANCE OF 400.79 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 0°00'00" WEST, A DISTANCE OF 126.41 FEET TO A POINT ON THE NORTH LINE OF THAT PORTION OF LOT 21 OF SAID SUBDIVISION, DESCRIBED AS PARCEL A BY THE RECORDED RECORDS IN BOOK 11, PAGE 10, AS INSTRUMENT NO. 1784, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID NORTH LINE BEING ALSO SHOWN ON THE RECORDS OF SURVEY RECORDED IN BOOK 17, OF RECORDS OF SURVEY, AT PAGE 9, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE NORTH 89°00'40" EAST, ALONG SAID NORTH LINE DESCRIBED BY SAID PARCEL A BY AND AS SHOWN ON SAID RECORD OF SURVEY, A DISTANCE OF 232.00 FEET TO AN INTERSECTION POINT.

THENCE NORTH 0°00'00" EAST, ALONG SAID LINE DESCRIBED BY SAID PARCEL A BY AND AS SHOWN ON SAID RECORD OF SURVEY, A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89°00'40" EAST, ALONG SAID LINE DESCRIBED BY SAID PARCEL A BY AND AS SHOWN ON SAID RECORD OF SURVEY, A DISTANCE OF 38.88 FEET TO A POINT ON A LINE PARALLEL WITH AND 10.00 FEET WESTERLY OF A SLOTTED ANGLE TO THE EAST LINE OF LOT 13 OF SAID SUBDIVISION, SAID EAST LINE ALSO BEING THE CENTERLINE OF CALHOUN STREET.

THENCE NORTH 89°00'40" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 41.18 FEET TO THE SOUTH LINE OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 120.00 FEET OF SAID LOT 21, A DISTANCE OF 42.35 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

THREE PORTIONS OF LOTS 21, 22, 23 AND 24 OF SUBDIVISION OF SECTION 1, TOWNSHIP 2 NORTH RANGE 1 EAST, SAN JOAQUIN VALLEY AND MERRILL, AS SHOWN BY MAP OR FILE IN BOOK 4 PAGE 41, OF MAP RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 120.00 FEET OF SAID LOT 22, A DISTANCE OF 60.79 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89°13'13" EAST, ALONG THE NORTH LINE OF THE SOUTHERLY RECTANGULAR 440.00 FEET OF THE EASTERLY RECTANGULAR 120.00 FEET OF SAID LOT 22, A DISTANCE OF 400.79 FEET TO THE POINT OF BEGINNING.

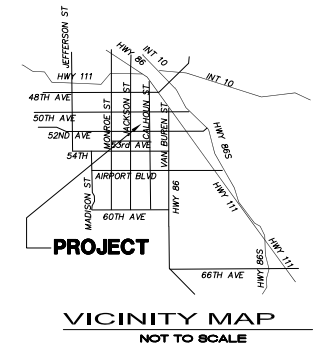
THENCE NORTH 0°00'00" WEST, A DISTANCE OF 126.41 FEET TO A POINT ON THE NORTH LINE OF THAT PORTION OF LOT 21 OF SAID SUBDIVISION, DESCRIBED AS PARCEL A BY THE RECORDED RECORDS IN BOOK 11, PAGE 10, AS INSTRUMENT NO. 1784, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID NORTH LINE BEING ALSO SHOWN ON THE RECORDS OF SURVEY RECORDED IN BOOK 17, OF RECORDS OF SURVEY, AT PAGE 9, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE NORTH 89°00'40" WEST, ALONG SAID NORTH LINE DESCRIBED BY SAID PARCEL A BY AND AS SHOWN ON SAID RECORD OF SURVEY, A DISTANCE OF 481.62 FEET TO AN INTERSECTION POINT.

THENCE NORTH 89°00'40" WEST, ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 1.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 110.00 FEET OF SAID LOT 20.

THENCE NORTH 89°00'40" WEST, ALONG THE NORTH LINE OF THIS SOUTH 110.00 FEET OF SAID LOT 20, A DISTANCE OF 133.32 FEET.

THENCE SOUTH 12°30'30" EAST, A DISTANCE OF 203.18 FEET TO THE POINT OF BEGINNING.



ENGINEER:
PELA ENGINEERING, INC.
73405 HWY 111 SUITE 9-139
LA GUNTA, CA 92253
TEL: (760) 250-0638
FAX: (760) 771-6332

ZONING & LAND USE:
EXISTING LAND USE _____ AGRICULTURE
EXISTING ZONING _____ A-1-10 (LIGHT AGRICULTURE)
PROPOSED ZONING _____ SAME

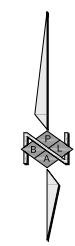
ASSESSOR'S PARCEL NO.
779-330-018, -019

NOTES:
F.U.M. DESIGNATION IS _____ ZONE "X"
CONTOUR INTERVAL 1 FOOT

FLOOD AND FAULT ZONES:
FLOOD ZONE (FEMA), ZONE X / MAP NO. 06024523008
DATE: MARCH 22, 1983

BASIS OF BEARINGS
BASED ON THE BEARING OF NORTH 02° 03' 33" WEST OF THE
CENTRALINE OF AVENUE 53 STREET AS SHOWN ON PARCEL MAP NO.
8463, PAGE 39 PAGE 54 OF OFFICIAL RECORDS, COUNTY OF
RIVERSIDE.

BENCHMARK
BM 99 RR SPIKE IN P/P AT NORTHEAST CORNER AVE. 50 AND MONROE ST.
ELEV = -000.29 PLUS 500.00 = 499.71



The printer and/or digital firm is responsible for ensuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after construction, the printer and/or digital firm shall be responsible for determining an acceptable solution and reworking the plans for approval by the county.

DATE	BY	CHK	REVISION	APP.	CHK

PELA ENGINEERING, INC.
Professional Engineering & Surveying
73405 HWY 111 SUITE 9-139
LA GUNTA, CALIF. 92253
(760) 250-0638

BENCHMARK:
BM 99
ELEVATION: 499.71 (+500)
RR SPIKE IN P/P NE
AVE. 54 and MONROE
STREET

SCALE:
H₁" = 60' V₁" = 4'

APN: 779-330-018, -019
COUNTY OF RIVERSIDE
WEST OF CALHOUN ST
COACHELLA, CA 92238
RECORD DATA BASE MAP

SHEET NO. 1
OF 1 SHEETS

T.V.D. 2019-1
COUNTY FILE NO.

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AERIAL MAP | DEMOGRAPHICS

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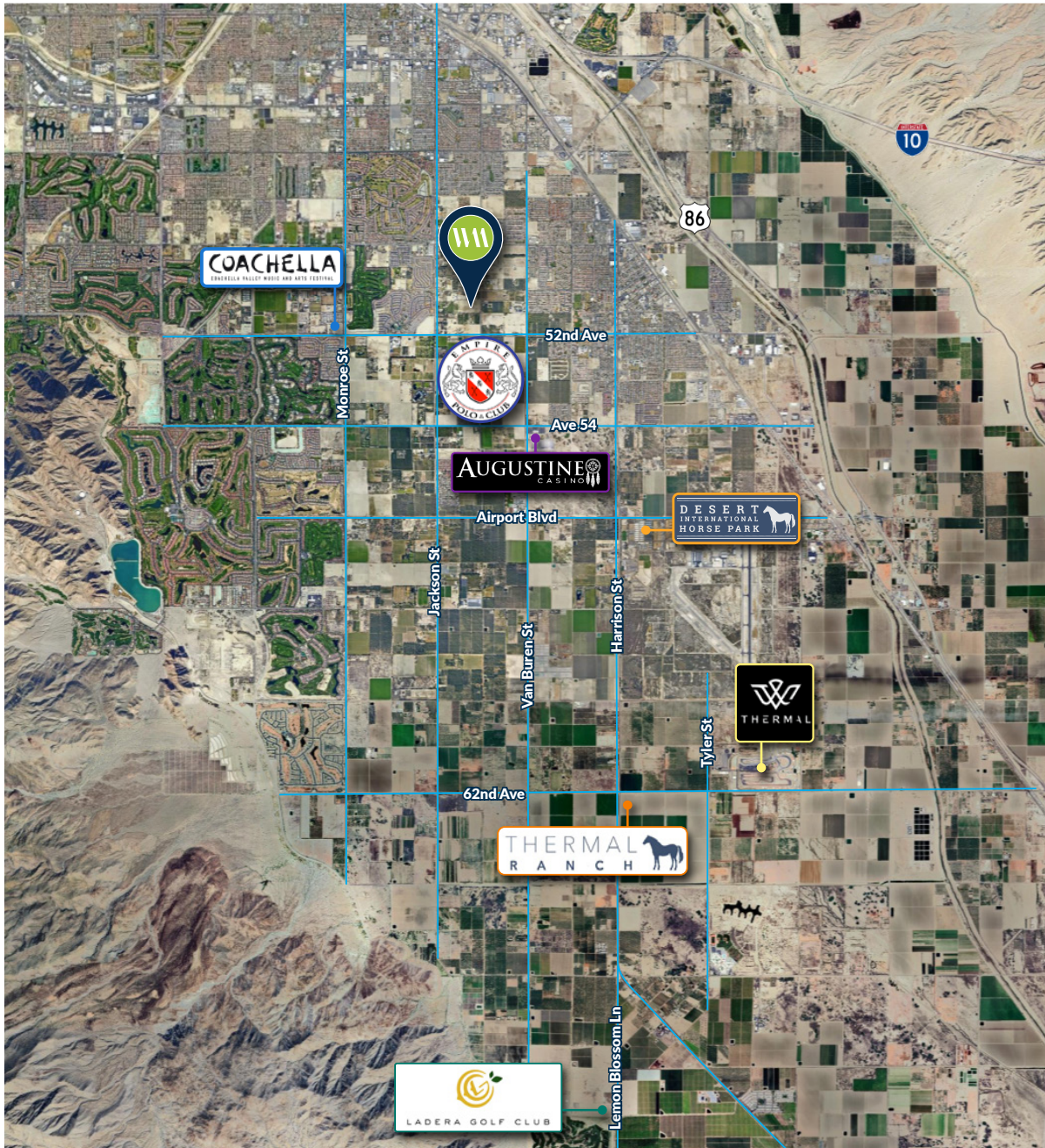
2024	1-Mile	3-Mile	5-Mile
Population	6,127	76,676	149,063
Households	1,987	21,447	46,499
Median Household Income	\$71,638	\$52,345	\$62,570

2022 Average Daily Traffic (ADT)

Ave. 51 and Calhoun St E: 2,539 ADT
Ave. 52 and Calhoun St: 6,575 ADT

AREA MAP

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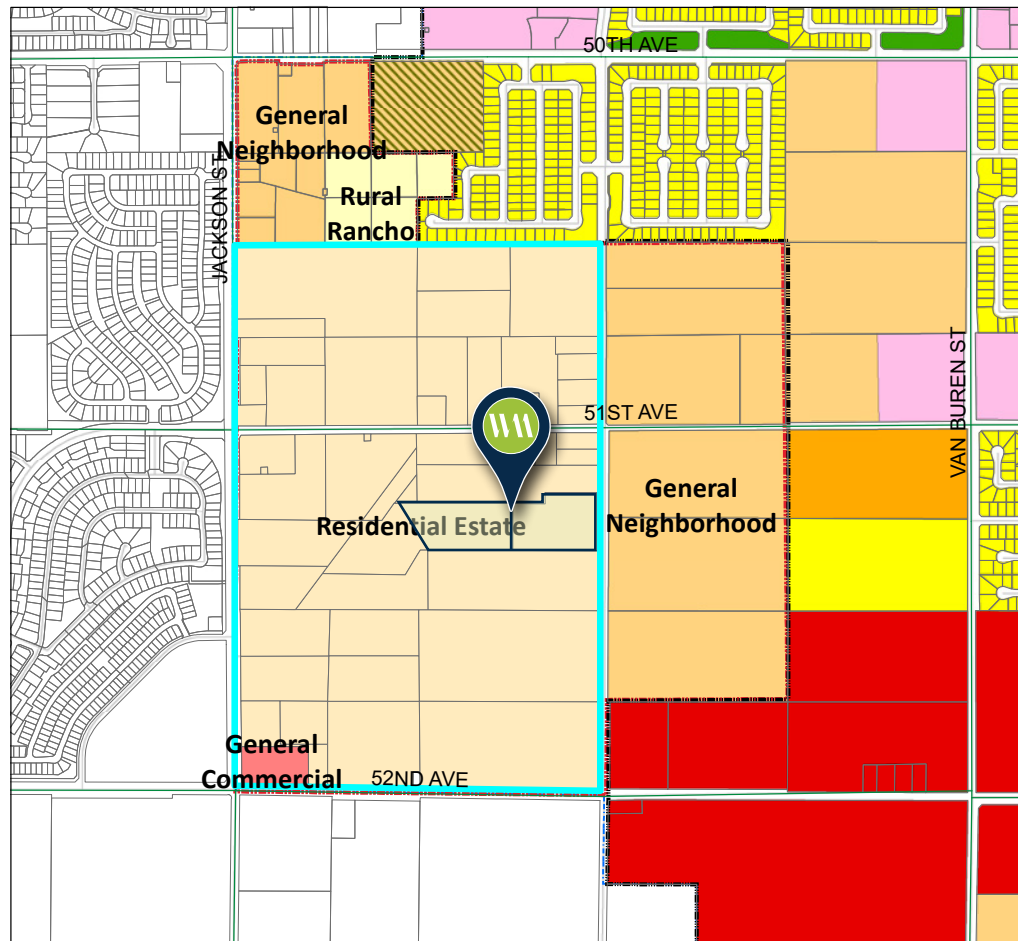


	Festival Grounds 52nd and Monroe Indio, CA 92201 600+ Acres
	Empire Polo Club 52nd and Jackson St Indio, CA 92201 400+ Acres
	Augustine Casino 84-001 Avenue 54 Coachella, CA 92236
	Desert International Horse Park 85-555 Airport Blvd. Thermal, CA 92274
	The Thermal Club / Thermal Race Track 61980 Tyler Street Thermal, CA 92274
	Thermal Ranch (New Horse Facility) Harrison St and Avenue 62 Thermal, CA 92274
	Ladera Golf Club 69501 Lemon Blossom Lane Thermal, CA 92274



Subject Property
Calhoun Street

Subject property is in the city of Coachella sphere of influence. The city is submitting an annexation application for the area north of Avenue 52 to Jackson St. which includes this property. The City recently pre-zoned this parcel and parcels around it to the R-E Residential Estate zone which allows 0-2 du/acre which would not be in effect until the annexation is approved by Riverside County LAFCO. The City permitted uses include residential, agricultural uses, equestrian uses. The city added lodging uses and visitor serving facilities with the retention of 40% of the property for agricultural crops for the purposes of retaining an agricultural theme setting. Ask us for the pre-zoning information.



City of Coachella Official Zoning Map

Zoning Districts

Legend

- Rural Rancho (R-R)
- Suburban Neighborhood (S-N)
- Mobile Home (R-MH)
- General Neighborhood (G-N)
- Urban Neighborhood (U-N)
- Neighborhood Commercial (C-N)
- General Commercial (C-G)
- Regional Commercial (R-C)
- Downtown Transition (TR-PV)
- Downtown (DT-PV)
- Resort District (R-D)
- Urban Employment (U-E)
- Manufacturing Service (M-S)
- Heavy Industrial (M-H)
- Wrecking Yard (M-W)
- Open Space (O-S)
- Specific Plan
- Residential Estate (R-E)

Legend

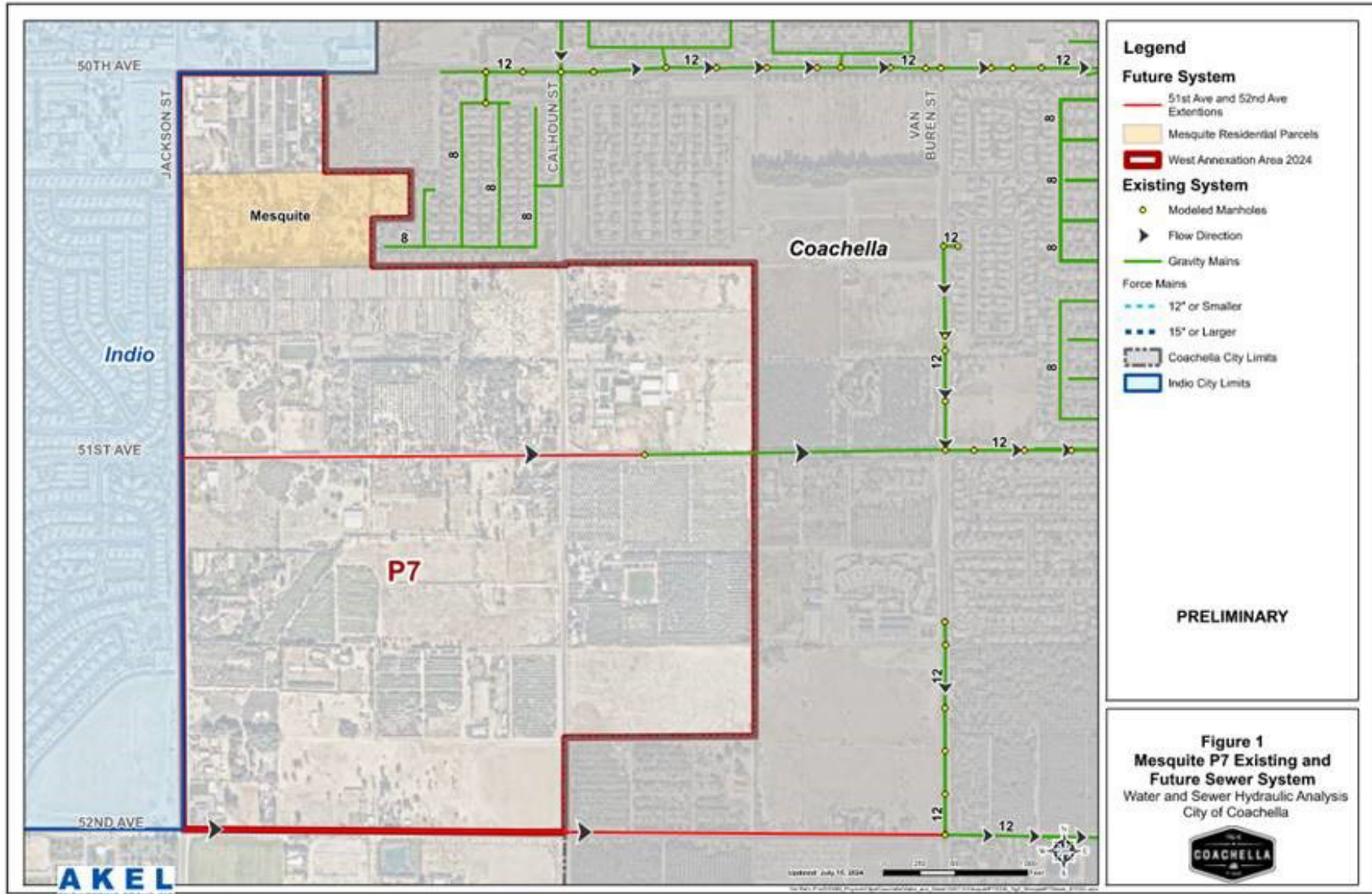
- Pocket 7 Line Boundary
- City Boundary
- Sphere of Influence (LAFCO)
- General Plan Planning Area
- Tribal Land
- Planned Unit Development

**Densities, intensities, and prohibited uses shall be consistent with criteria in the airport land use compatibility plan for the Jacqueline Cochran Regional Airport, including applicable Countywide criteria that may exist at the time of project review. If the project is located in the Riverside County Airport Land Use Compatibility Plan zones, please see ALUCP and Coachella City Planning Staff for the most up-to-date regulations.*

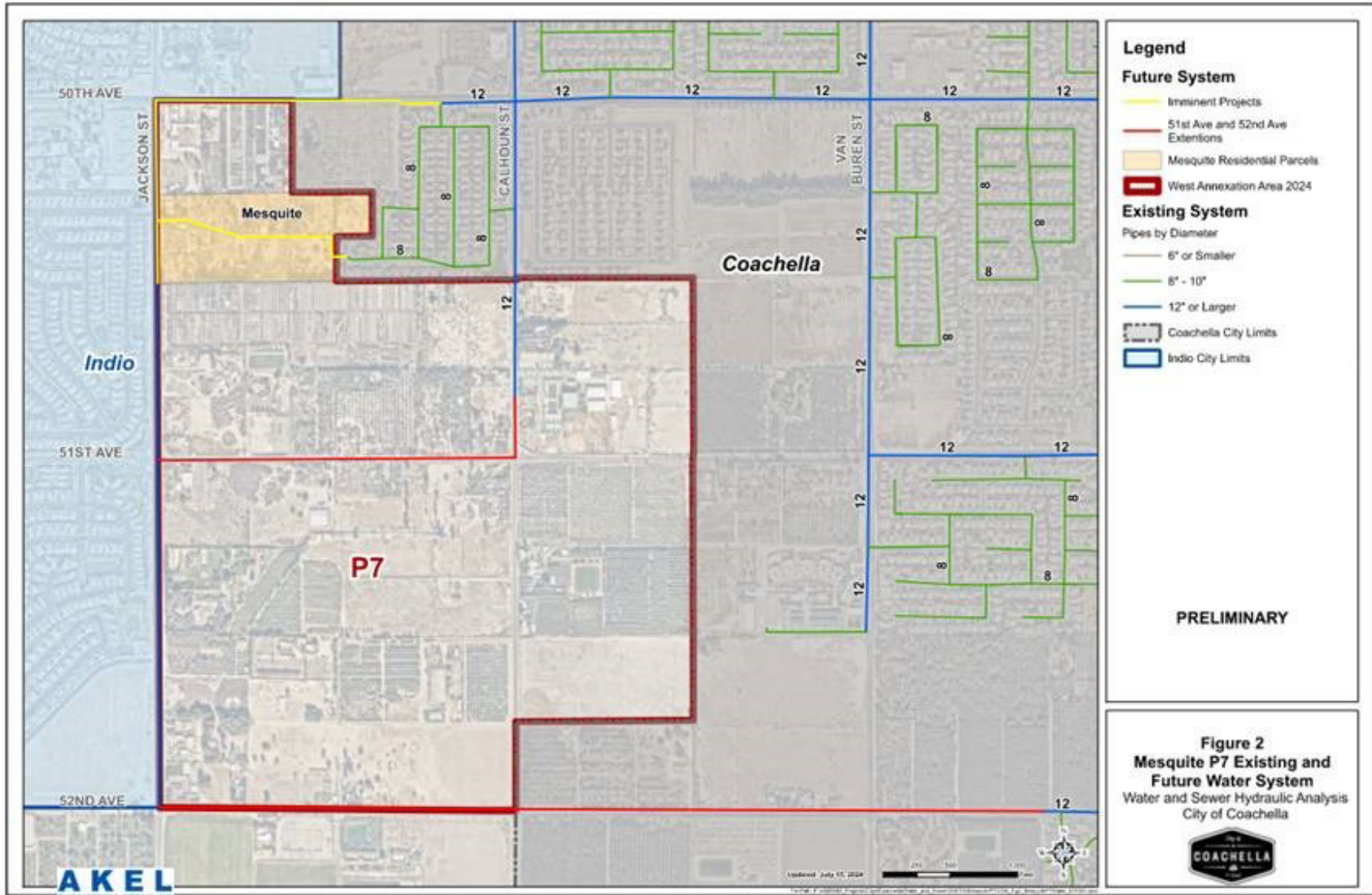


Source: City of Coachella and Riverside County
Date: July 2023

Closest water is on Calhoun just North of Avenue 51. Closest sewer is Avenue 51.



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YOUR ADVISORS



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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