

5.32 AC WITH 700' I-10 FRONTAGE

COACHELLA, CA

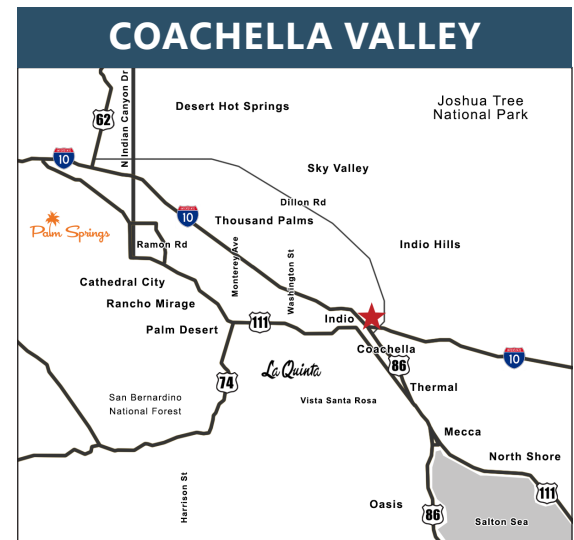


VISTA DEL NORTE & TYLER ST, COACHELLA, CA

FEATURES

- Prime development property in the immediate path of growth with excellent freeway visibility
- Across from The Vineyards RV Homes & Golf Course
- Just down the street from Spotlight 29 Casino, Fantasy Springs Resort Casino and Eagle Falls Golf Course
- Approximately 700 feet freeway frontage exit Eastbound for 105 miles

PRICE: \$1,095,000 (\$4.73/SF)



VICINITY MAP



1/15/25 LO



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AERIAL & SITE AMENITIES



Directions: Head east on I-10 for 130 miles. Continue I-10 E/ San Bernardino. Take exit on 146 for Dillon Rd. Turn left on Dillon Rd and turn right on Vista Del Norte. In 0.45 miles the property will be on your right.

SITE AMENITIES

- **Location:** The property is located just east of I-10 at the Dillon Road exit on Vista del Norte in Coachella, CA.
- **Zone:** [Click here to view C-G \(General Commercial\)](#)
- **General Plan:** [Click here to view C-E \(Commercial Entertainment\)](#)
- **APN/Parcel Size (According to County Assessor's Information):** 603-121-006 (5.32 acres)
- **Utilities:**
Water: 15" line at Vista Del Norte
Sewer: 12" line at Vista Del Norte
- **Current Use:** Vacant Land
- **Comments:** The subject property is located north of Interstate 10 on Dillon Rd. with freeway exposure. The intersection benefits from being the first rest area entering the Coachella Valley for travelers coming from Arizona, and the last rest area leaving the valley. Dillon Road is also well positioned for the Coachella and Stagecoach music festivals.

Nearby events include:

Coachella Music Festival - 250,000 visitors
Stage Coach Music Festival - 100,000 visitors
Riverside Date Festival - 276,000 visitor
BNP Paribas Tennis Tournament - 439,000 visitors

EAGLE FALLS GOLF COURSE



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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.