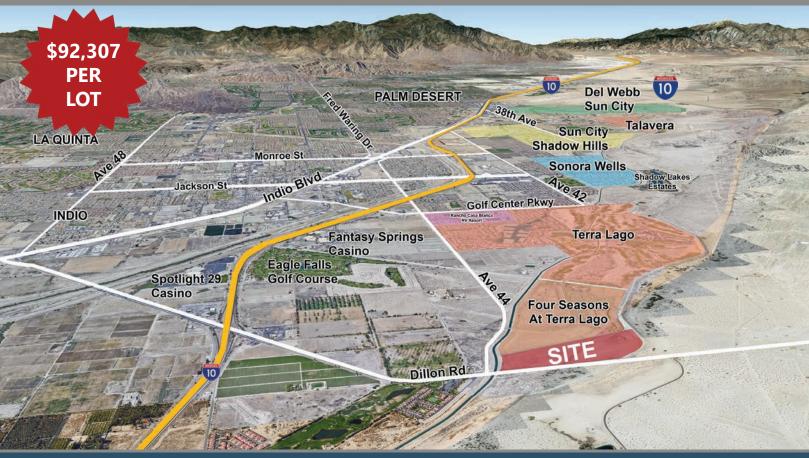
DILLON LAKE ESTATES

26 LUXURY LAKEFRONT HOMESITES ON 45.02 ACRES



WEST DILLON ROAD/NORTH 44TH AVENUE, INDIO CA

FEATURES

- Final Map 26 unimproved lots lake front estate home sites from 1/2 acre to 3/4 acre on 45.02 acres
- Lots will surround a 14 acre world class ski lake
- Private gated community. Enjoy Wake Boarding, Kayaking, Windsurfing, Fishing, Tennis, Putting Green, Park Area, Cabana, & Boat Dock
- Spectacular views of snow cap mountains and city lights
- Price to sell fast Lowest priced residential land in North Indio

ASKING PRICE: \$2,400,000 (\$92,307/LOT, \$53,310/AC)







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26 LOTS ON 45.02 ACRES

AERIAL AND SITE MAP





Directions: From Interstate 10 traveling east, exit on Dillon Rd, turn left, travel north on Dillon Road for about 1 mile, pass the All American Canal bridge. The property is on the left (west) side of Dillon Rd in the City of Indio.

SITE AMENITIES

- **Location:** The property is located on the West side of Dillon Rd and North of Avenue 44 in Indio. California.
- **Zoning:** PMP (Project Master Plan Terra Lago)
- Entitlements: Tract Map 29714
- Utilities: Electrical: To Site

Domestic Water: Proposed thru Terra Lago Sewer: Proposed thru Terra Lago Lake Water:

Low cost Colorado River **APN #'s:** 696-350-001 thru 035

■ Parcel Size: 45.02 acres ■ Terms: Cash

- Adjacent Developments: Terra Lago
- Comments: Located in the city of Indio known as "City of Festivals". Dillon Lake Estates will be a private gated community and will provide water sports enthusiasts with activities such as water skiing.

swimming, kayaking, and more. World class ski lake with tournament style boat.



cart access to 36 holes of championship golf at the famous "Golf Club at Terra Lago"

Dillon Lake Estates owners will also have golf