

DILLON LAKE ESTATES

26 LUXURY LAKEFRONT HOMESITES ON 45.02 ACRES

**\$92,307
PER
LOT**



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)

COACHELLA VALLEY



VICINITY MAP

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

4/8/25 SA



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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.



Dillon Lake Estates owners will also have golf cart access to 36 holes of championship golf at the famous "Golf Club at Terra Lago"

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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.