

39 ACRES BY PGA WEST & THE MADISON CLUB

LA QUINTA SPHERE

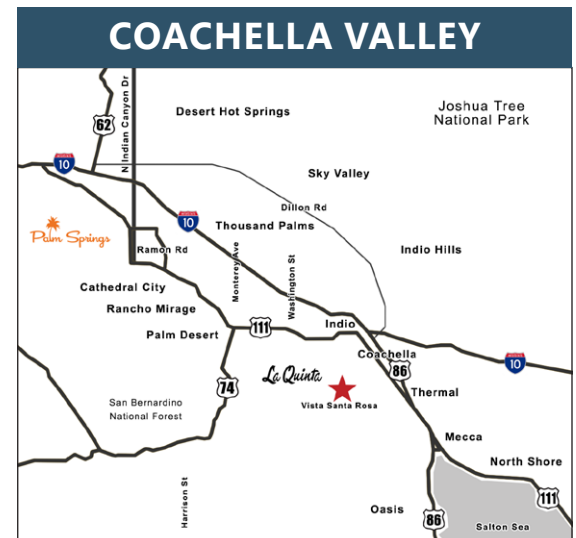


N AIRPORT BLVD, VISTA SANTA ROSA, CA

FEATURES

- In the sphere of influence of the City of La Quinta
- Wonderful open country atmosphere, but close to all the conveniences
- In an area of many exclusive equestrian estates
- Minutes to Old Town La Quinta, an epicurean experience with fine dining & shops
- Close proximity to Coachella & Stagecoach Music Festivals, acclaimed Madison Club, Desert International Horse Show, and many more!
- In Opportunity Zone with potential for tremendous tax benefits
- Adjacent 40 acres has an approved tentative map for 80 single-family residential lots

PRICE: \$4,500,000 (\$115,385/AC)



VICINITY MAP



3/13/25 JC



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AERIAL & SITE AMENITIES

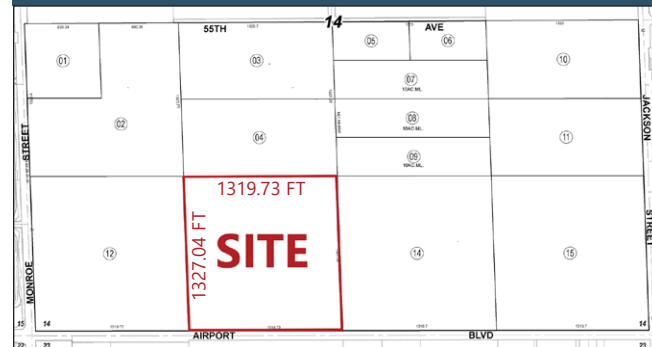


Directions: From Interstate 10 traveling east, exit on Monroe St. south, travel 7.5 miles, turn east on Airport Blvd. In 0.50 miles, the property will be on your left.

SITE AMENITIES

- **Location:** Property is located at north of Airport Blvd & east of Monroe St in Vista Santa Rosa, CA
- **APN:** 780-310-013
- **Parcel Size:** 39 AC (1,698,840 SF)
- **Zoning:** [Click here to view Zoning Ordinance A-1-20 \(Light Ag, 20-acre min.lot size\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **Utilities:**
 - **Electrical:** In Street
 - **Irrigation Water:** Meter #1997
 - **Domestic Water:** 21" line on Monroe St ;
18" line on Airport Blvd
 - **Sewer:** 18" line on Monroe St
- **Current Use:** Farmground
- **Terms:** Cash
- **Comments:** Build your own private estate close to shopping, restaurants and golf in the immediate path of growth. In the sphere of influence in the City of La Quinta. Across from the ultra-exclusive Madison Club, a popular celebrity destination Also across from the acclaimed Griffin Ranch

PARCEL MAP



WHAT IS AN OPPORTUNITY ZONE?

Why is investing in an Opportunity Zone better than a 1031 Exchange?

Temporary Deferral: Similar to a 1031 Exchange.

Step-up in Basis: After 5 years capital gains basis is increased by 10% and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.

Permanent Exclusion: After 10 years the capital gains are permanently excluded from taxable income.

For More Information Please Visit:

www.DesertPacificProperties.com/OpportunityZone

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