

# 8 RESIDENTIAL LOTS ON 2.39 ACRES

## RESIDENTIAL LAND, LA QUINTA



**59781 MADISON ST., LA QUINTA, CA**

### FEATURES

- Ideal For A Boutique Residential Subdivision or Private Equestrian Estate
- Pending Tentative Tract Map for 8 Residential Lots with Average Lot Sizes of 10,000 SF
- Purchase Price Includes Preliminary Tentative Map
- Power Will Soon Be Available To Site
- Premier South La Quinta Location with Expansive Views of the Santa Rosa Mountains
- Located Across from Andalusia Country Club and Just South of Coral Mountain, a 400-Acre Luxury Master-Planned Community Currently Under Development
- Rare Opportunity for Horse-Zoned Property Within La Quinta City Limits

**PRICE: \$799,000 (\$99,875 PER LOT)**

### COACHELLA VALLEY



**VICINITY MAP**



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## AERIAL & SITE AMENITIES



**Directions:** From Interstate 10 traveling east, exit on Jefferson St. south, travel 6 miles to Ave 54. Turn left (east) to Madison St. Turn right (south) for approximately 3 miles (before Ave 60) to site. The property is on the right (west) passed Calle Conchita, La Quinta.

### SITE AMENITIES

- **Location:** The property is located at 59781 Madison St., La Quinta. Located on the West side of Madison St., just north of Ave 60 in the city La Quinta, CA.
- **Zoning:** [Click here to view R-L \(Low Density Residential with Equestrian Overlay\)](#)
- **General Plan:** [Click here to view Low Density Residential](#)
- **APN:** 766-080-009
- **Parcel Size:** (According to County Assessor's Information): 2.39 AC (104,108 SF)
- **Utilities:** Electric: Madison St. ( )  
 Domestic Water: 30" line in Madison St. (8" stub at Calle Conchita);  
 Sewer: 8" line on Madison St./Ave 60 intersection
- **Current Use:** Vacant Land
- **Improvement:** 610' block wall on south side of property
- **Terms:** Cash, Owner May Carry
- **Comments:** Exceptional opportunity to acquire approximately 2.39 acres in La Quinta planned for subdivision into 8 residential lots averaging approximately 10,000 SF each. Tentative Tract Map in process for the proposed 8-lot subdivision, creating a rare opportunity for builder seeking a near shovel-ready development project in one of South La Quinta's most desirable growth corridors.

### PENDING SUBDIVISION

LOT 1 11,359 SF	LOT 4 10,012 SF	LOT 5 10,069 SF	LOT 6 10,064 SF	LOT 7 10,060 SF	LOT 8 10,055 SF
LOT 2 10,174 SF	LOT 3 10,083 SF				



PHOTOS



VIDEO

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