

9.21 ACRES IN LA QUINTA

RESIDENTIAL LAND

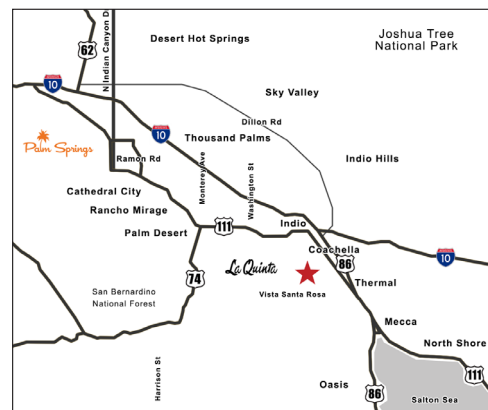


N AVENUE 62 / E OF MADISON ST, LA QUINTA, CA

FEATURES

- Well located with breathtaking views of the Santa Rosa Mountains
- Adjacent to TrilogY at La Quinta, a 1,200+ home active-adult community
- Wonderful open country atmosphere, but close to all conveniences
- Just four miles from Empire and El Dorado Polo Fields, home to Coachella and Stagecoach Music Festivals
- In an area of many equestrian estates and high-end country clubs, such as Madison Club, Andalusia Country Club, PGA West, The Palms, Hideaway, and many more!

PRICE: \$2,072,250 (\$225,000/AC)



VICINITY MAP



SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992



EMILY HARVEY

DRE #02229612
emily@dppllc.com
Cell: 760.636.3500

9.21 ACRES LA QUINTA

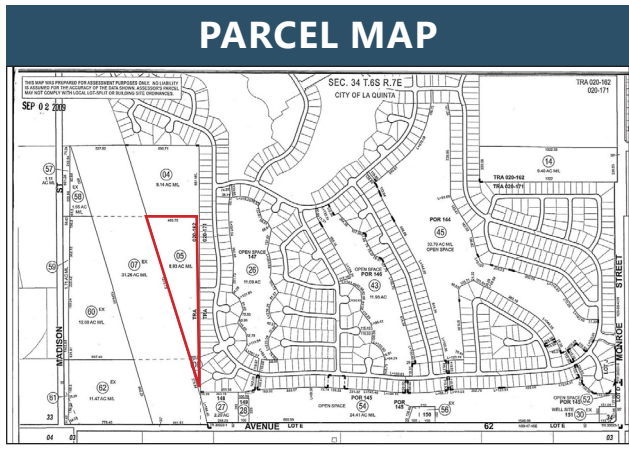
AERIAL MAP & SITE AMENITIES



Directions: From Interstate 10, take the exit for Monroe Street south. Continue on Monroe Street south for 9.75 miles. Turn right (west) on Avenue 62 and travel .75 mile. The property will be on the right (north) side of Avenue 62.

SITE AMENITIES

- **Location:** The property is located north of Avenue 62 and east of Madison Street, on the western border of Trilogy La Quinta in La Quinta, CA.
- **Zoning:** RL (Low Density Residential, 2-4 du/ac); Low Density Agricultural - Equestrian Overlay
- **General Plan:** Low Density Residential
- **APN:** 764-280-005 (8.94 AC); 006 (0.27 AC)
- **Parcel Size (According to County Assessor's Information):** 9.21 AC
- **Utilities:**
Domestic Water: 8" line on north side of property extending from Talea Drive
Sewer: 8" line on Talea Drive (north side of property)
- **Current Use:** Vacant Land
- **Opportunity Zone:** Yes
- **Comments:** Build your own private estate close to shopping, restaurants, and golf in the immediate path of growth. In the City of La Quinta.



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

760.360.8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

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