



### Offering Summary

<b>Zoning:</b>	Regional Commercial (R-2)
<b>Sale Price:</b>	\$9,000,000
<b>Lot Size:</b>	38.22 Acres
<b>Price / Acre:</b>	\$235,479
<b>APN:</b>	768-070-001
<b>Traffic Count:</b>	16,992 (Van Buren) / 18,419 (Ave 52nd)

### Property Overview

- The zoning is Regional Commercial (R-2) with Residential 10-15 units per acre allowable with a CUP.
  - Convenient access to major transportation routes
  - Ideal for commercial, residential, or mixed-use development
  - Potential for high returns on investment
  - Proximity to amenities and local attractions
  - Strategically positioned for growth and expansion
  - Favorable market conditions in the Coachella region
  - Site has an approved TTM 35370 (now expired) commercial development site plan
- Please note: There are 1500 Deglet Date Trees, 112 Tall and 384 Medium Medjool Date Trees currently being farmed on-site.

### Location Overview

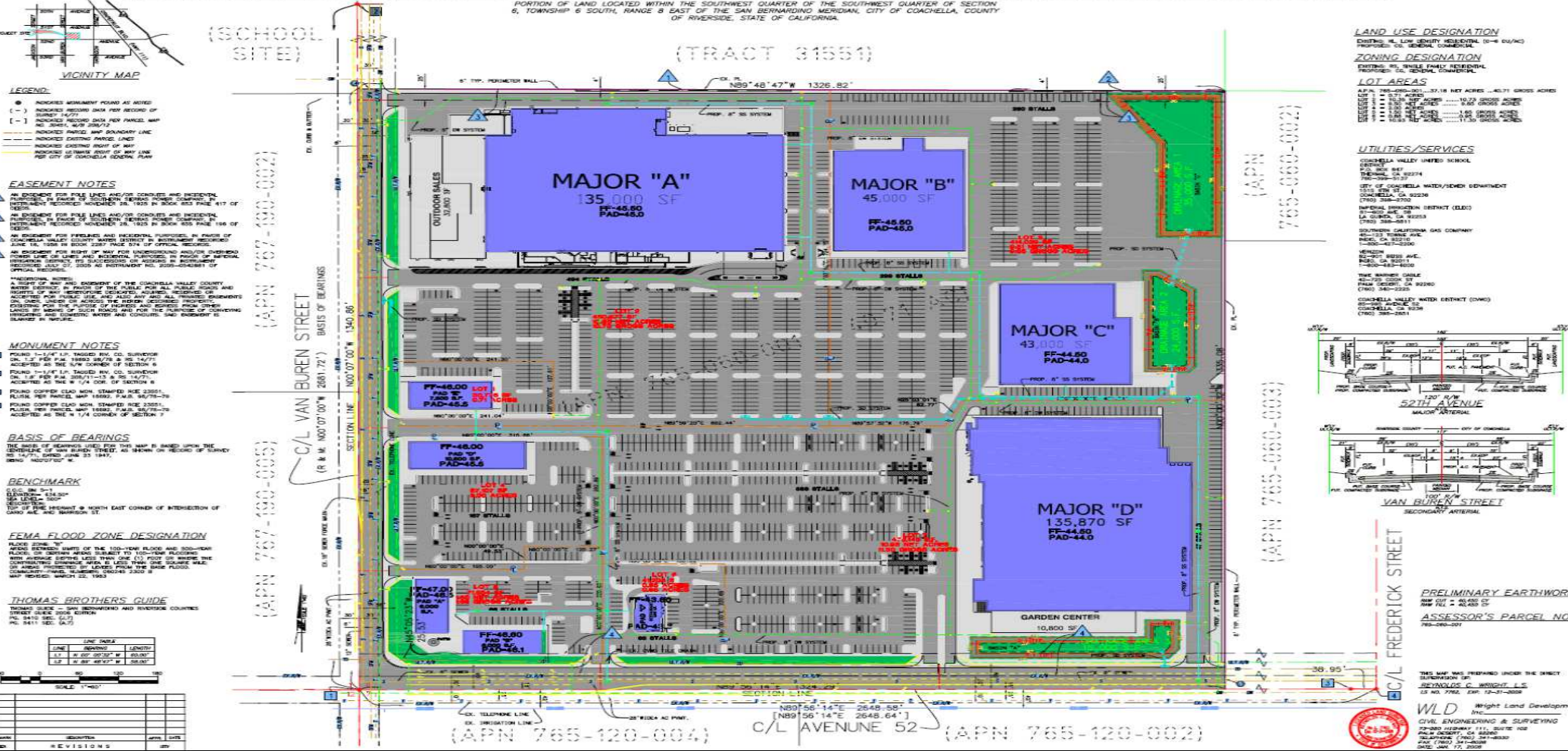
Nestled in the vibrant city of Coachella, this prime location offers close proximity to a variety of amenities and attractions. Just minutes away, you'll find the iconic Empire Polo Club, renowned for hosting the annual Coachella Valley Music and Arts Festival and Stagecoach Festival. Enjoy a diverse culinary scene, with local eateries and popular dining destinations nearby. The area also boasts picturesque parks, including Bagdouma Park and Rancho Las Flores Park, providing tranquil retreats for recreation and relaxation. With easy access to major transportation routes and a bustling community atmosphere, the location presents an enticing opportunity for commercial and residential development investors seeking to be part of Coachella's dynamic growth.

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### TENTATIVE TRACT MAP NO. 35370, CHANGE OF ZONE, GENERAL PLAN AMENDMENT

PORTION OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE SAN BERNARDINO MERIDIAN, CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



- LEGEND:**
- INDICATED MONUMENT FOUND AS NOTED
  - INDICATED RECORD DATA FOR RECORD OF SURVEY
  - INDICATED ADJACENT MAP PARCELS AND ADJACENT MAP BOUNDARY LINES
  - INDICATED EXISTING PARCELS LINES
  - INDICATED EXISTING RIGHT OF WAY
  - INDICATED EXISTING RIGHT OF WAY LINE
  - MAP CITY OF COACHELLA GENERAL PLAN

- EASEMENT NOTES**
- AN EASEMENT FOR PIPE LINES AND/OR CONDUITS AND INCIDENTAL INTERFERENCES LOCATED IN THE 1925 BY BOOK 222 PAGE 417 OF THEIR RECORD.
  - AN EASEMENT FOR PIPE LINES AND/OR CONDUITS AND INCIDENTAL INTERFERENCES LOCATED IN THE 1925 BY BOOK 222 PAGE 186 OF THEIR RECORD.
  - AN EASEMENT FOR PIPE LINES AND/OR CONDUITS AND INCIDENTAL INTERFERENCES LOCATED IN THE 1925 BY BOOK 222 PAGE 574 OF THEIR RECORD.
  - AN EASEMENT FOR RIGHT OF WAY FOR UNDERGROUND AND/OR OVERHEAD POWER LINES AND INCIDENTAL INTERFERENCES IN PART OF NATIONAL RECORD SECTION 2335 AND NATIONAL SURVEY IN PART OF NATIONAL RECORD SECTION 2335 AND NATIONAL SURVEY IN PART OF NATIONAL RECORD SECTION 2335.

- MONUMENT NOTES**
- FOUND 1/4" I.P. TAGGED PIN, CO. SURVEYOR ON 1/2" I.P. TAGGED PIN, 1925 BY BOOK 222 PAGE 14771 ACCEPTED AS THE S.W. CORNER OF SECTION 6
  - FOUND 1/4" I.P. TAGGED PIN, CO. SURVEYOR ON 1/2" I.P. TAGGED PIN, 1925 BY BOOK 222 PAGE 14771 ACCEPTED AS THE N.E. CORNER OF SECTION 6
  - FOUND CORNER CLAD NAIL STAMPED AICE 23251, PLAIN IRON PINS, MAP 16950, T.M.S. 50/75-75
  - FOUND CORNER CLAD NAIL STAMPED AICE 23251, PLAIN IRON PINS, MAP 16950, T.M.S. 50/75-75

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS USED FOR THIS MAP IS BASED UPON THE MERIDIAN OF VAN BUREN STREET AS SHOWN ON RECORD OF SURVEY BY C.A.P. LINDEN, BOOK 133 PAGE 18471.

**BENCHMARK**

LOC. IN S.W. CORNER OF INTERSECTION OF CARO AVE. AND BRADSHAW ST.

**FEMA FLOOD ZONE DESIGNATION**

AREAS BETWEEN SEVERE OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR OTHER AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN 1.0 FT. FOR SO CALLED "AREA OF SPECIAL FLOOD HAZARD" ARE SHOWN ON THE FEMA FLOOD ZONE DESIGNATION MAP, NUMBER 920745 2300 S MAP NUMBER 920745 2300 S.

**THOMAS BROTHERS GUIDE**

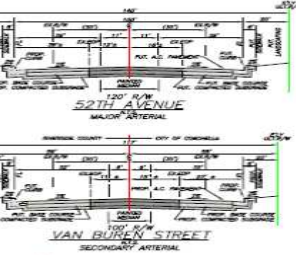
THOMAS BROS. 100 S. BRADSHAW AND RIVERSIDE COURTS STREET CORNER, COACHELLA, CA 92236

LINE	BEARING	LENGTH
1	N 89° 48' 47" W	1326.82'
2	S 89° 48' 47" W	1326.82'

DATE	REVISIONS	BY

- LAND USE DESIGNATION**
- DISTRICT: M, LOW DENSITY RESIDENTIAL (M-10-DU/AC)
- PROPOSED TO: GENERAL COMMERCIAL
- ZONING DESIGNATION**
- EXISTING: SF, SINGLE FAMILY RESIDENTIAL
- PROPOSED TO: GENERAL COMMERCIAL
- LOT AREAS**
- |        |             |                   |                     |
|--------|-------------|-------------------|---------------------|
| AREA 1 | 765-060-001 | 37.18 NET ACRES   | 1,637.1 GROSS ACRES |
| AREA 2 | 765-060-002 | 10.27 GROSS ACRES | 448.0 GROSS ACRES   |
| AREA 3 | 765-060-003 | 1.35 GROSS ACRES  | 56.0 GROSS ACRES    |
| AREA 4 | 765-060-004 | 1.35 GROSS ACRES  | 56.0 GROSS ACRES    |

- UTILITIES/SERVICES**
- COACHELLA VALLEY UNITED SCHOOL DISTRICT
  - COACHELLA VALLEY WATER/SEWER DEPARTMENT
  - IMPERIAL BISHOPRIUM DISTRICT (ELEC)
  - IMPERIAL VALLEY GAS COMPANY
  - THE BARRON CABLE
  - COACHELLA VALLEY WATER DISTRICT (CANAL)



**PRELIMINARY EARTHWORK**

NO. 200 2 2005 SF

**ASSESSOR'S PARCEL NO.**

765-060-001

THIS MAP WAS PREPARED UNDER THE DIRECT SUPERVISION OF WLD INC. ENGINEER C. WRIGHT L.S. NO. 7762, EXP. 12-31-2008

**WLD** Wright Land Development Inc.

CIVIL ENGINEERING & SURVEYING

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FAX: (760) 341-4000  
DATE: MAY 17, 2008

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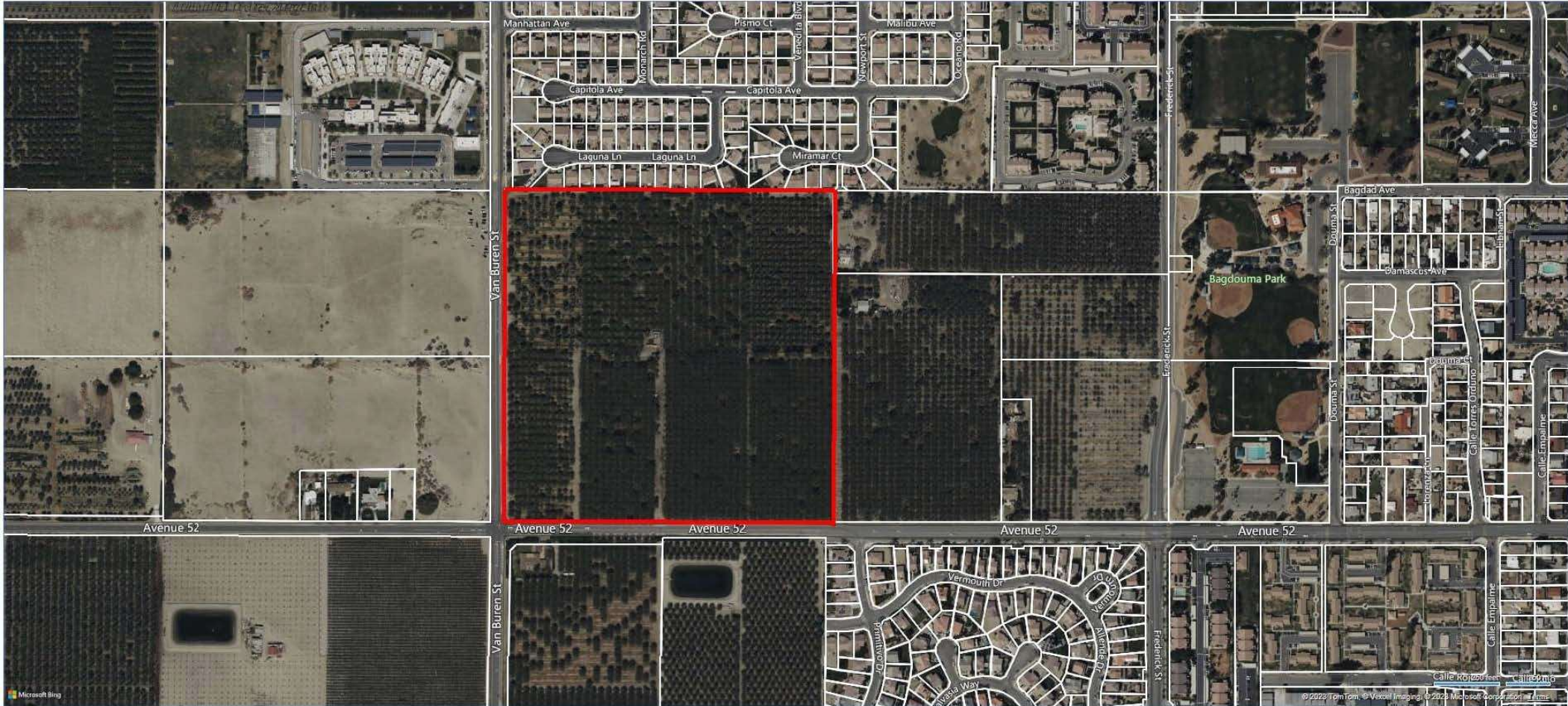
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## VACANT COMMERCIAL/RESIDENTIAL LAND FOR SALE

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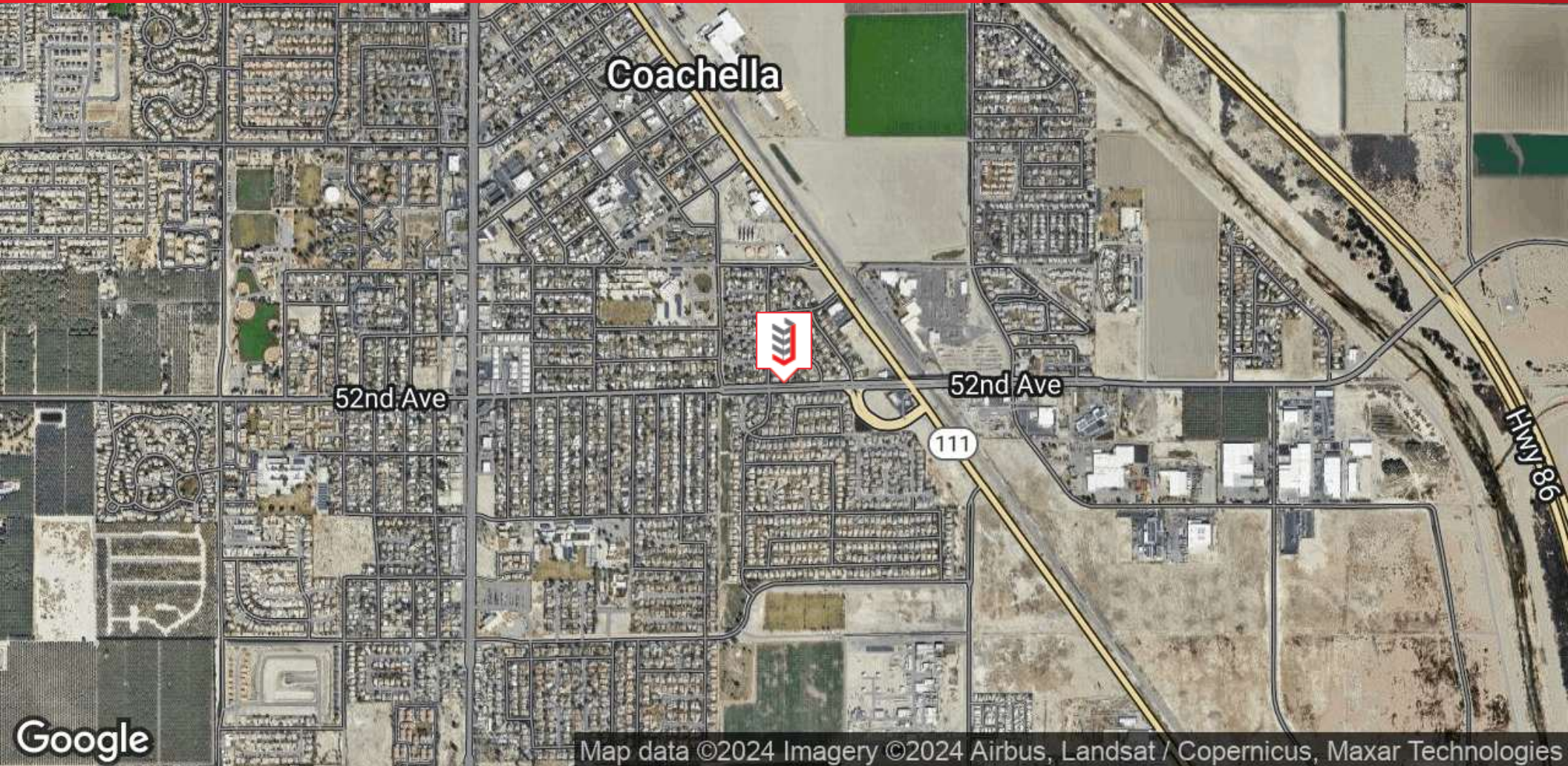
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