

28 ACRES ACROSS FROM THE MADISON CLUB

LA QUINTA SPHERE



SEC AVENUE 54 & MONROE STREET, VISTA SANTA ROSA, CA

FEATURES

- 28 acres across from the acclaimed Madison Club
- 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
- In Opportunity Zone with potential for tremendous tax benefits

PRICE: \$3,200,000 (\$113,475/AC)



VICINITY MAP



8/21/26 KA



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AERIAL & SITE AMENITIES



Directions: From Interstate 10 traveling east, exit on Monroe St. south, travel 7 and the property is located at the southeast corner of Monroe & Avenue 54.

SITE AMENITIES

- **Location:** Property is located at the southeast corner of Avenue 54 & Monroe St in Vista Santa Rosa, CA.
- **APN:** 780-290-018
- **Parcel Size (According to County Assessor):** 28.43 AC
- **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:**
 - **Irrigation Water:** Meter # 1995 (Buyer to verify)
 - **Domestic Water:** 21" line on Monroe St;
18" line on Airport Blvd
 - **Sewer:** 18" line on Monroe St
- **Current Use:** Farmground
- **Soils:** GbA (Gilman fine sandy loam, 0-2% slopes)
- **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.

SCAN OR CLICK THE QR CODE

PROPERTY VIDEO

Take a video tour of the property and surrounding area.



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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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.

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PROPERTY AERIALS

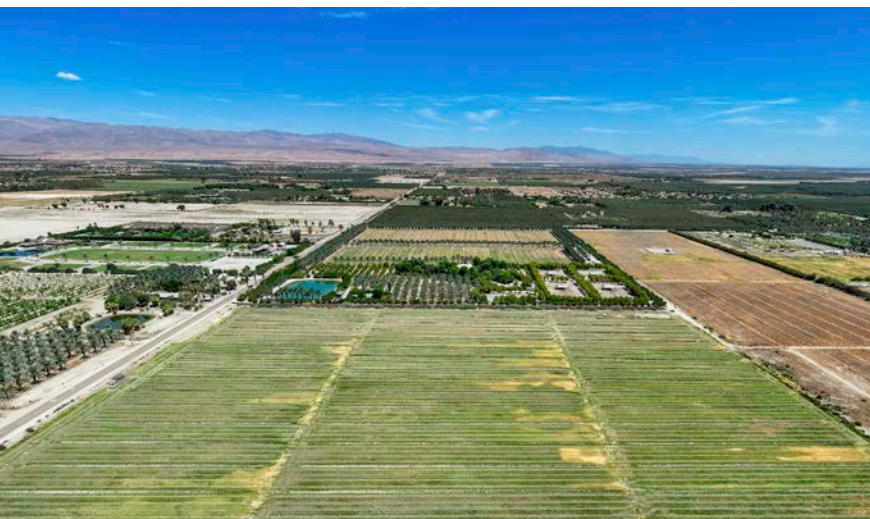


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