

27.01 AC RESIDENTIAL ESTATE LAND NEXT TO DEL WEBB SUN CITY



EAST WASHINGTON ST & NORTH COYOTE SONG WAY, INDIO, CA

FEATURES

- Prime location for a high-end luxury estate development
- Zoned Desert Estate - allows for 1 acre estate lots
- Adjacent to Del Webb Sun City, a prestigious 55+ gated community with 5,000 homes and a 36 hole golf course
- Surrounded by over 4,000 acres of conservation land, ensuring privacy and natural beauty
- Just minutes from Interstate 10, convenient shopping and fine dining
- Spectacular panoramic views of the entire Coachella Valley



VICINITY MAP

ASKING PRICE: \$1,755,000 (\$65,000/AC)



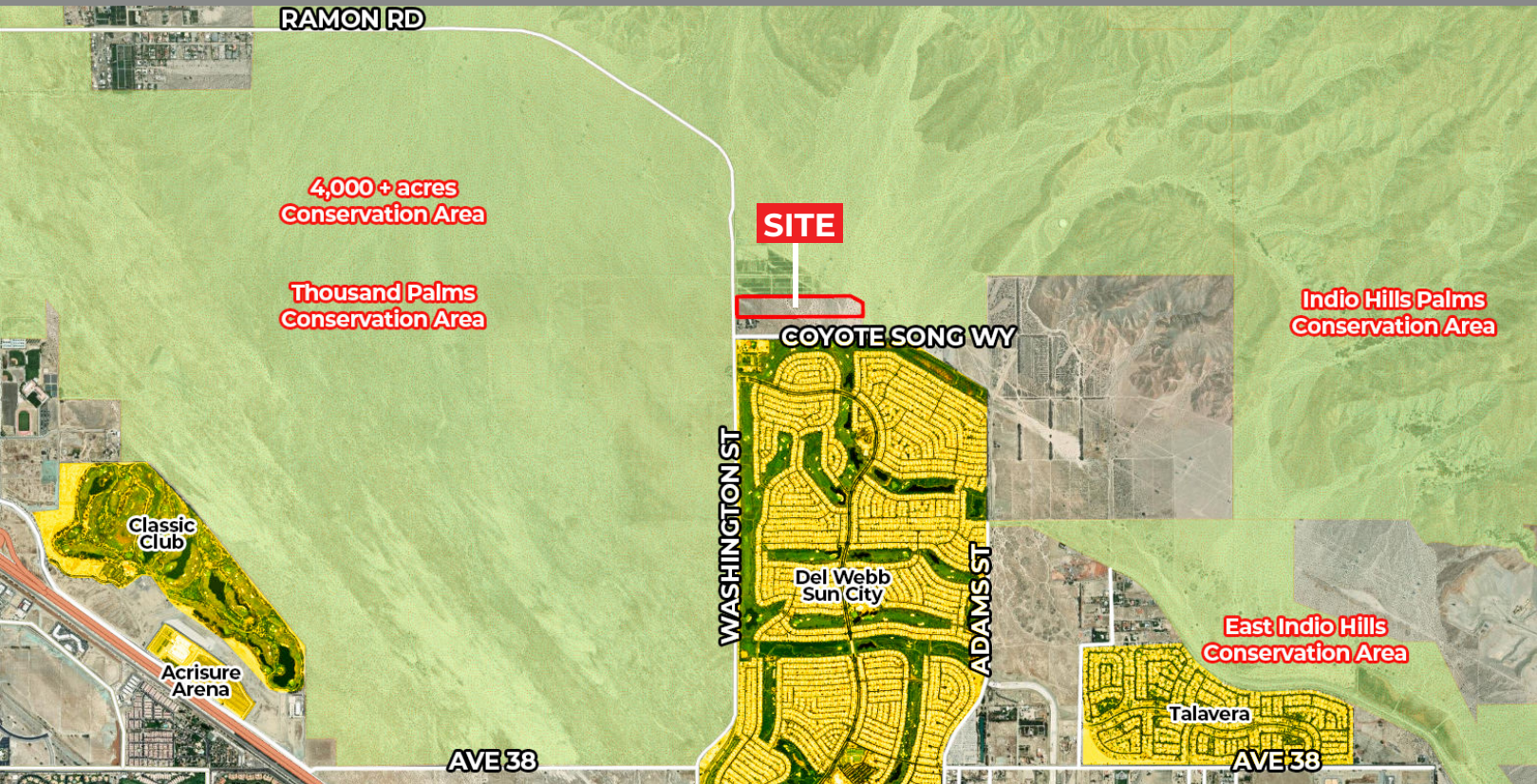
PAULA TURNER
DRE #00702492
paula@dppllc.com
Direct: 760.766.0511
Cell: 760.578.6564



REBECCA RAMIREZ
DRE #02050799
rebecca@dppllc.com
Direct: 760.766.0517

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AERIAL & SITE AMENITIES



Directions: From Interstate 10, exit Washington St. travel north on Washington Street about 3 miles. Property is 400 feet on the right side past Coyote Song Way.

SITE AMENITIES

- **Location:** Property is located in the northwest area of Indio. 3 miles North of Interstate 10, East side of Washington St. and North of Coyote Song Way.
- **Total Parcel Size:** 27.01 acres
- **APN#:** 752-020-005
- **Property Dimensions:** 436' x 2,452' x 262' x 2,712'
- **Elevation:** 148'
- **Multi-Species:** No
- **Zoning:** Desert Estate -1 (DE-1), allows single family homes, agriculture, parks & recreation
- **General Plan:** Desert Estate Neighborhood (1 du/ac)
- **Utilities:** Electric and Water (Well)
- **Site Improvement:** Property is partially fenced with well
- **Adjacent Uses:** Conservation area, Del Webb Sun City.
- **Comments:** An exceptional opportunity to acquire 27 acres in the heart of Coachella Valley, ideal for a premier luxury estate development. Surrounded by thousands of acres of preserved open space, this prime location offers breathtaking panoramic views while being just minutes from Interstate 10, shopping, and dining.

