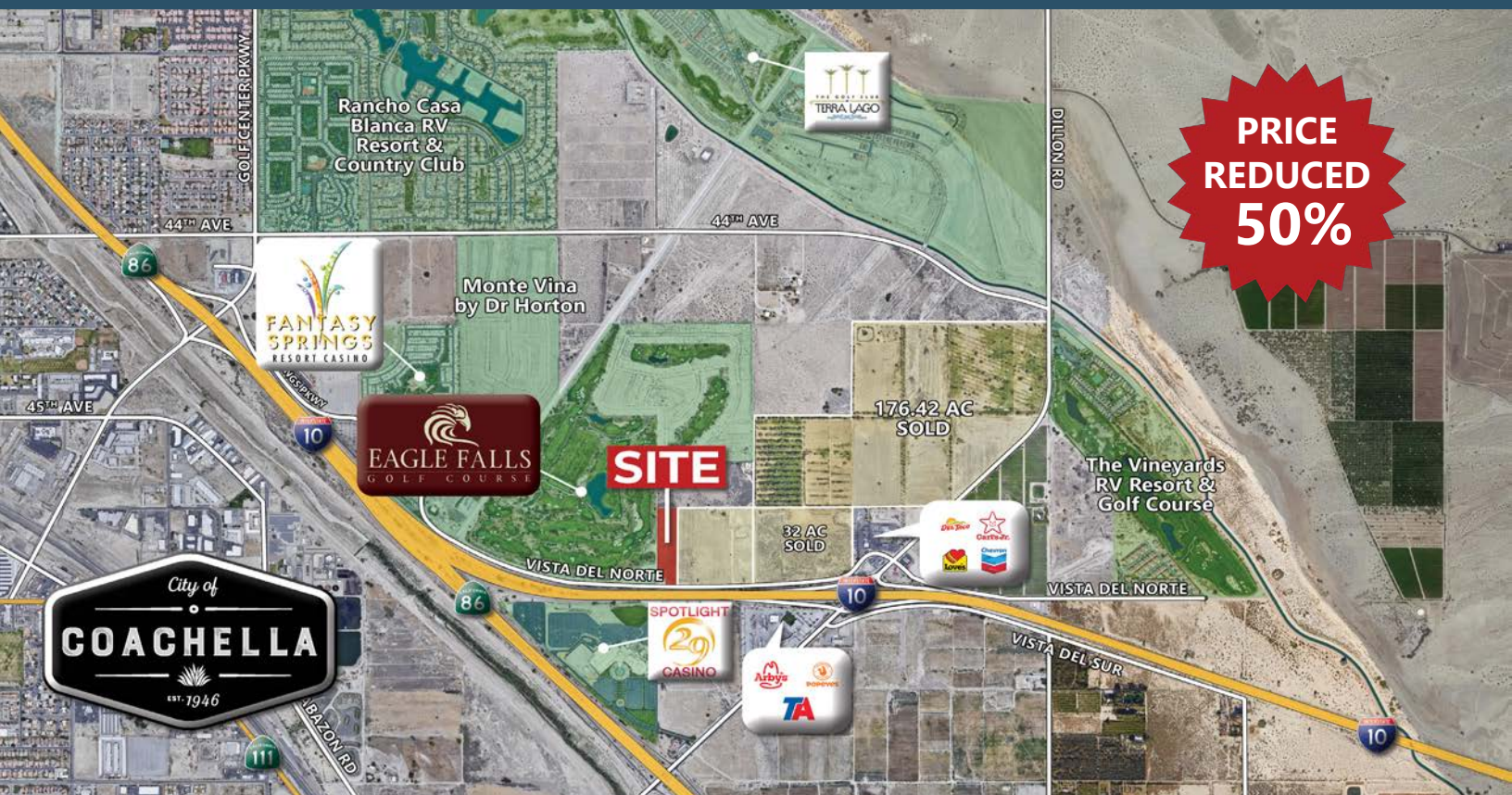


6.4 ACRES FREEWAY COMMERCIAL

I-10 FRONTAGE, COACHELLA



N VISTA DEL NORTE & E HARRISON ST, COACHELLA, CA

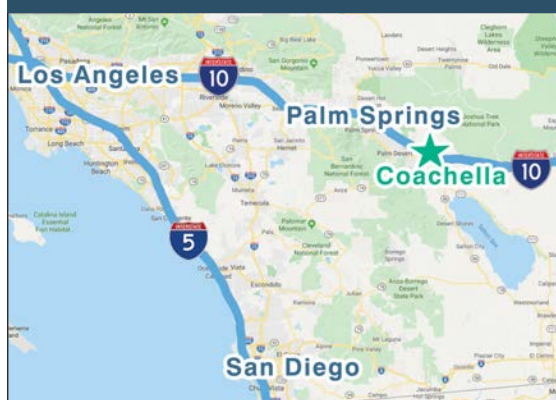
FEATURES

- Reduced 50% - Owners want to sell NOW!
- Prime development property with excellent freeway visibility & immediate path of growth
- Previously approved for a 121-key hotel & 5,500SF restaurant
- Adjacent to Eagle Falls Golf Course at Fantasy Springs Resort Casino
- Surrounded by new & proposed hotel & resort developments
- Located at the first interchange in the Coachella Valley when travelling west on I-10
- 42,700+ cars per day

ASKING PRICE: \$833,565 (\$2.99/SF)

REDUCED FROM: \$1,672,704 (\$6/SF)

SOUTHERN CALIFORNIA



VICINITY MAP

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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6.4 ACRES FREEWAY COMMERCIAL AERIAL & SITE AMENITIES



Directions: Travelling East on I-10, take exit 146 onto Dillon Rd. Turn left on Dillon Rd. and travel .2 mile to Vista Del Norte. Turn left onto Vista Del Norte and in .55 mile, the property will be on your left. (33.7155304, -116.175285)

SITE AMENITIES

- **Zoning:** C-G, General Commercial
- **General Plan:** C-E, Entertainment Commercial
- **APN:** 696-540-008
- **Parcel Dimensions:** 1,115' x 252'
- **Utilities:**
 - Electric: Vista Del Norte
 - Water: 8" line, at Vista Del Norte & Harrison
 - Sewer: 12" line, at Vista Del Norte & Harrison
- **Highest & Best Use:** Restaurants, Hotel & Resort Condominium
- **Adjacent Use:** Eagle Falls Golf Course & Fantasy Springs Casino/Resort
- **Flood Zone:** No
- **Earthquake Fault Zone:** No
- **Topography:** Flat
- **Elevation:** 20 ft
- **Traffic Count:** 14,690+ cars/day (Dillon Rd & Vista Del Norte)
- **Terms:** Cash
- **Comments:** Great development property in the path of growth surrounded by casinos, golf courses, and planned developments. This is the first offramp into Coachella Valley from west bound traffic lending itself to travel center, hotel, restaurants, etc.



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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.