



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

VAN BUREN STREET LAND

AVAILABLE SPACE: 12.84 ACRES

ASKING PRICE: \$2,050,000.00



FOR SALE

CBCWORLDWIDE.COM

CONTACT

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COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES, LP
78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211
760.772.6400



VAN BUREN STREET LAND

Van Buren Street, Coachella, CA 92236

SALE



Housing	2 mile	5 mile	10 mile
Median Home Value	\$256,252	\$315,567	\$371,779
Median Year Built	2000	1997	1995

OFFERING SUMMARY

Sale Price: \$115,005.00 - \$1,934,995.00

Lot Size: 12.84 Acres

Price / SF: \$3.66

Zoning - R/PUD Residential, Planned Unit Development

PROPERTY OVERVIEW

Two parcels of land that must be sold together.

1. APN 603-260-50. This is a 12.12 acre parcel of raw land located on the east side of Van Buren Street just north of the Van Buren Plaza shopping center, which is located on Avenue 50 at Van Buren, in the city of Coachella, CA. It is currently Zoned R/PUD (Residential Planned Unit Development) and is surrounded by residential subdivisions. It has a previously approved Tentative Tract Map No. 34434 which showed up to 172 single family homes.

The property has 833.37 feet of frontage on Van Buren Avenue and is 611.28 feet deep.

2. APN 603-260-48. This is a 0.72 acre parcel of raw land that abuts the above property in its SE corner. This parcel is shown on Tentative Tract Map No. 34434 as being the location of the storm water retention basin for the proposed 172 single family home subdivision. The property measures 348.61 feet from north to south and 89.39 feet from east to west.

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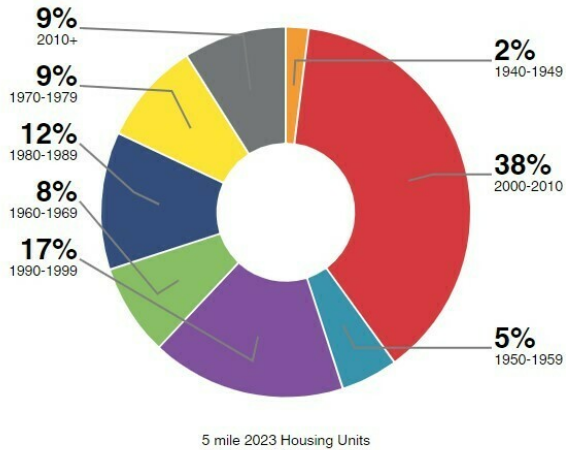


VAN BUREN STREET LAND

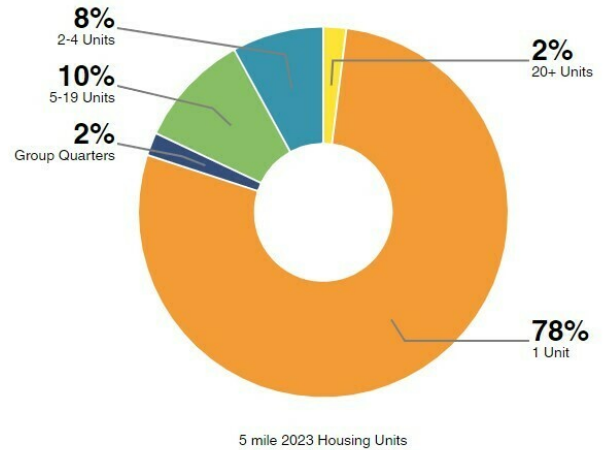
Van Buren Street, Coachella, CA 92236

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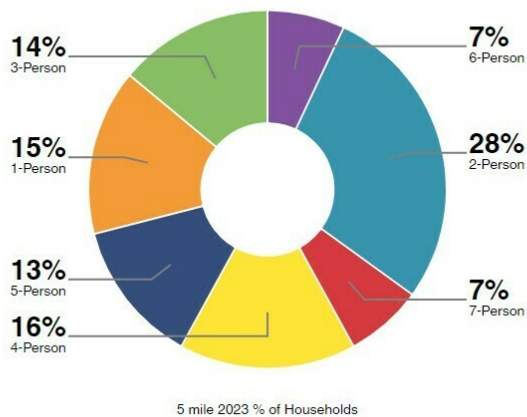
Homes By Year Built



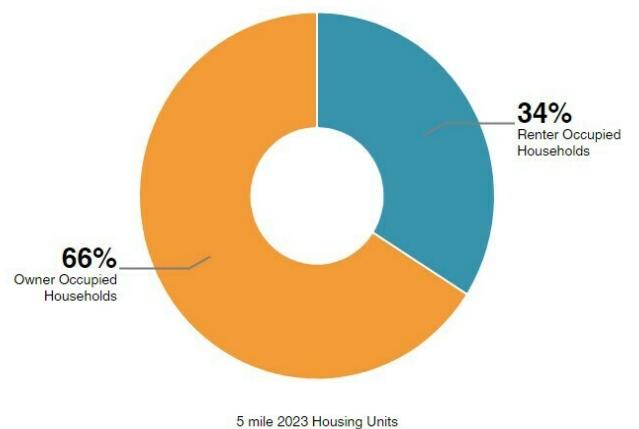
Housing Type



Household Size



Housing Occupancy



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SALE



View Northwest Across Site



View West Across Site



View North along Van Buren Street Frontage



View North Across Site



View Northeast Across Site

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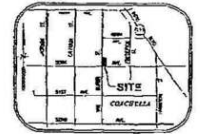
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Van Buren Street, Coachella, CA 92236

TENTATIVE TRACT NO. 34434 CITY OF COACHELLA, CALIFORNIA 50TH AVENUE AND VAN BUREN STREET RESIDENTIAL SITE

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH RANGE 8 EAST SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.



VICINITY MAP

DEFINITIONS

ADJACENT AREAS
AREA OF COACHELLA
AREA OF SAN BERNARDINO COUNTY
AREA OF SAN DIEGO COUNTY
AREA OF SAN JUAN BAUTISTA

APPLICANT

COACHELLA AREA
AREA OF COACHELLA
AREA OF SAN BERNARDINO COUNTY
AREA OF SAN DIEGO COUNTY
AREA OF SAN JUAN BAUTISTA

OWNER

LA BUREN & CO
LA BUREN & CO
LA BUREN & CO
LA BUREN & CO
LA BUREN & CO

PROJECT

RESIDENTIAL SITE

ASSIGNOR'S PARCEL NO.

800-200-0000

TRUST AGREEMENT UNDER

TRUST AGREEMENT UNDER

LOT FAMILIARITY

LOT 1 TO LOT 10
LOT 11 TO LOT 20
LOT 21 TO LOT 30

LOCAL JURISDICTION

LOCAL JURISDICTION

LAND USE

LAND USE

PLANNING MAPS

PLANNING MAPS

BARNDOWN ESTIMATES

BARNDOWN ESTIMATES

ROADS

ROADS

LEGEND

LEGEND

UTILITY PROJECTIONS

UTILITY PROJECTIONS

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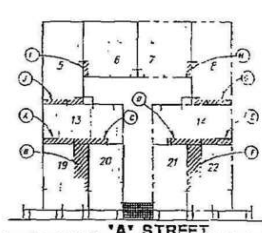
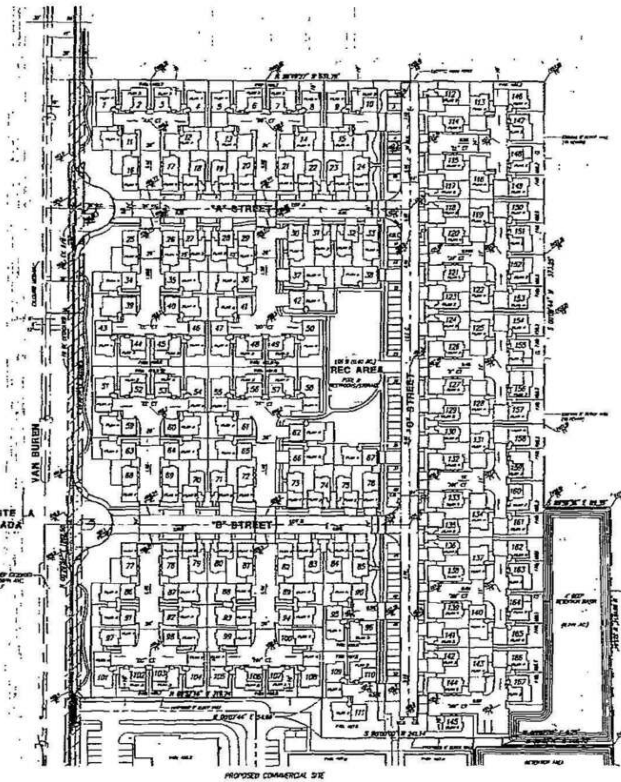
UTILITY PROJECTIONS

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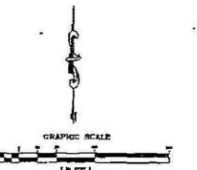
UTILITY PROJECTIONS

UTILITY PROJECTIONS



- 1) USE EASEMENT FROM LOT 13 TO 18
- 2) USE EASEMENT FROM LOT 19 TO 20
- 3) USE EASEMENT FROM LOT 13 TO 20
- 4) USE EASEMENT FROM LOT 14 TO 21
- 5) USE EASEMENT FROM LOT 14 TO 22
- 6) USE EASEMENT FROM LOT 22 TO 24
- 7) USE EASEMENT FROM LOT 8 TO 14
- 8) USE EASEMENT FROM LOT 7 TO 8
- 9) USE EASEMENT FROM LOT 6 TO 8
- 10) USE EASEMENT FROM LOT 5 TO 7

LOT LINE
USE EASEMENT AREA
TYPICAL LOT LINES
SCALE 1/8" = 1'-0"



<p>MARK THESE COORDINATES 90-36-48 NEED TO BE CORRECTED FOR THE EARTH'S CURVATURE BY THE APPLICANT'S SURVEYOR OR ENGINEER. THE COORDINATES SHOWN ARE THE UNCORRECTED COORDINATES. THE CORRECTED COORDINATES WILL BE SHOWN ON THE FINAL PLAT.</p>	<p>DATE OF RECORDING</p>	<p>BOOK AND PAGE</p>	<p>RECORDING OFFICE</p>
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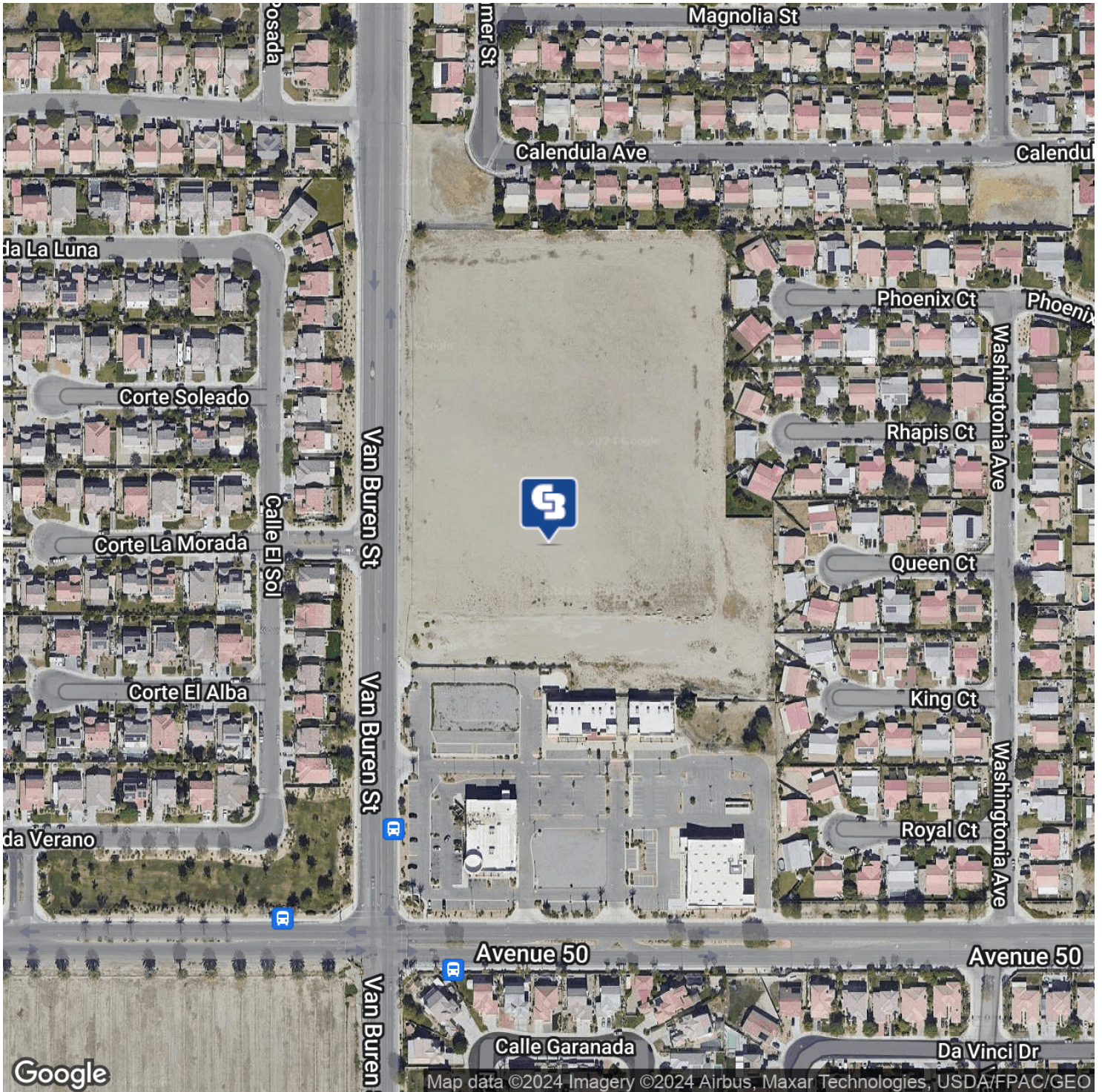
1107 houses



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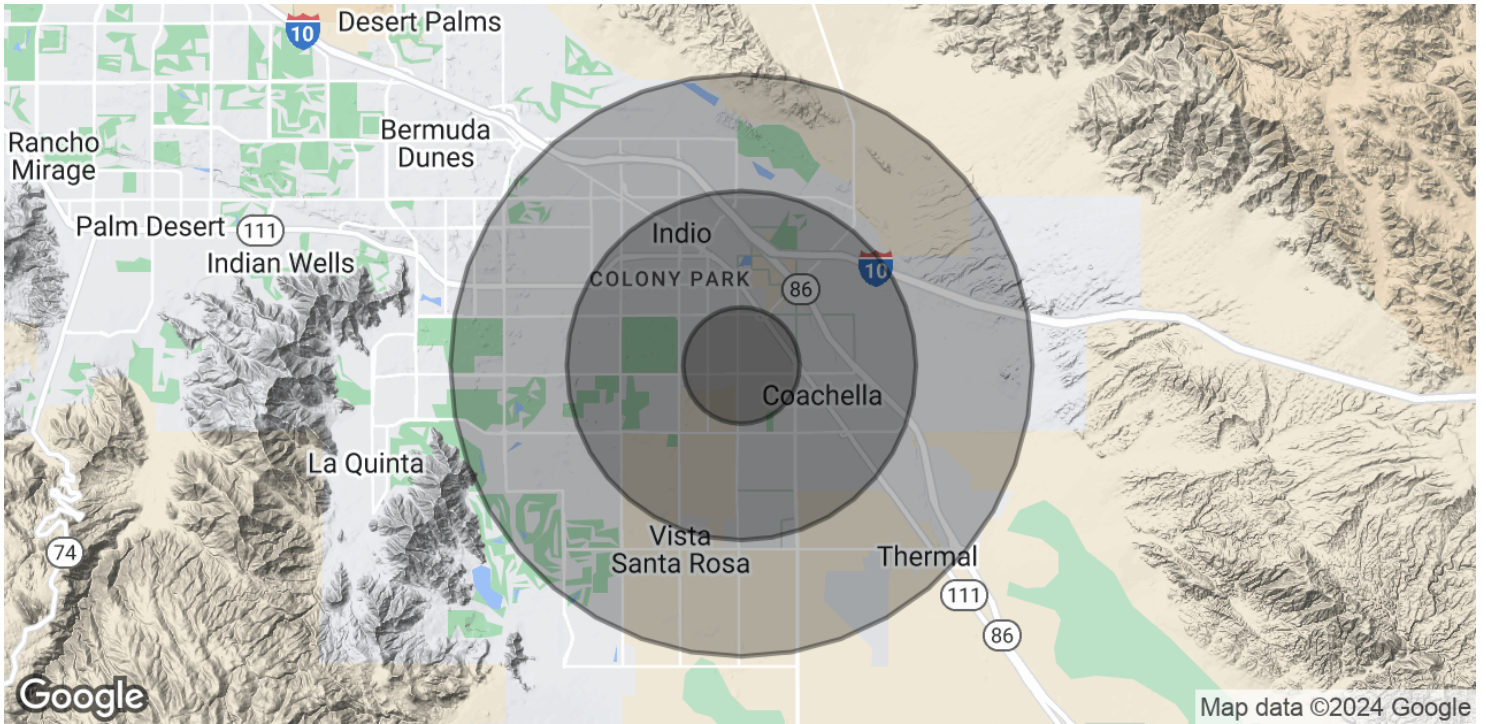
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,870	72,641	133,050
Average age	27.0	27.3	28.8
Average age (Male)	25.5	26.4	28.1
Average age (Female)	27.2	27.9	29.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,542	18,840	37,187
# of persons per HH	4.3	3.9	3.6
Average HH income	\$55,992	\$53,258	\$62,560
Average house value	\$222,742	\$246,995	\$303,627

* Demographic data derived from 2020 ACS - US Census

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