

RESIDENTIAL LAND FOR SALE | 10 ACRES

APN: 763-080-009 and 763-080-042 | Coachella, California



FOR SALE: \$498,000.00



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SITE AMENITIES

- » **Location:** Coachella, California
- » **Size:** Two adjacent parcels that total 10 acres
- » **Zoning:** SN for Suburban Neighborhood
- » **Permitted uses:** Residential dwellings, public and recreational, and with a conditional use permit special event centers
- » **Opportunity Zone:** Tract 456.09. Possible tax incentives should you sell in the future
- » Accessible from the Avenue 52 and 86 Expressway interchange
- » Future development in the Coachella Valley will go through this area
- » **APN:** 763-080-009 and -042
- » **Utilities:** Water and Sewer at Polk Street and Avenue 52. Gas at Polk Street and Avenue 54. Electricity, Buyer to verify with IID Power



COACHELLA, CALIFORNIA

Coachella's origins are closely tied to the expansion of the railroad. In the early 1900s, Southern Pacific Railroad employee Jason L. Rector dug a water well that transformed the surrounding desert into productive farmland. By 1902, agriculture had become the foundation of the local economy, establishing Coachella as a leading producer of dates, citrus fruits, and vegetables that were distributed throughout the nation, a role the city continues to fulfill today.

Today, Coachella is home to more than 40,000 full-time residents and features a diverse mix of commercial centers, industrial businesses, and thousands of acres of productive agricultural land. With one of the largest inventories of developable vacant land in the Coachella Valley, the city is uniquely positioned for future growth and investment. As the Coachella Valley continues to expand, Coachella is well positioned to accommodate new residential, commercial, and industrial development while building upon its rich agricultural heritage.



AERIAL MAP | DEMOGRAPHICS

Residential Land For Sale
10 Acres | Coachella, California



DEMOGRAPHICS

	1-mile	5-mile	10-mile
Population	214	55,882	200,833
Households	54	13,888	64,550
Average Household Income	\$102,308	\$87,125	\$110,444
Median Household Income	\$87,142	\$70,125	\$82,484
Traffic Volume (2025)	Fillmore St E and Ave 52: 2,137 CA 86: 31,705		

YOUR ADVISOR



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