

10.51 Acres | Resort District Zoning | Multi-Dwelling Estate
85325 Avenue 44, Coachella, CA 92236

WILSON MEADE
COMMERCIAL REAL ESTATE

FOR SALE: ~~\$2,495,000~~ \$2,195,000



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OVERVIEW

85325 Avenue 44 offers 10.51 acres in Coachella's Resort District, featuring multiple residences with immediate rental income and zoning that permits hotel, restaurant, retail, multi-family, golf course, and public facilities, plus CUP options for sports complexes, entertainment venues, and theme parks. Positioned minutes from the Empire Polo Grounds and with direct access to Highway 111 and I-10, the site combines strong location fundamentals with rare entitlement flexibility, making it a prime opportunity for hospitality, residential, or mixed-use development in one of the valley's fastest-growing markets.

PROPERTY HIGHLIGHTS

- **Main Residence:** 4,208 SF | 5 Bedrooms | 3 Bathrooms | Newly remodeled
- **Guest House:** 1 Bedroom | 1 Bathroom | Independent living quarters
- **ADU:** 2 Bedrooms | 1 Bathroom | Ideal for additional rental or staff housing
- **Utilities:** IID electric, Coachella Water Authority, 2 septic tanks for capacity
- **Land:** 10.51 acres of flat, usable ground with date palms

ZONING

Resort District zoning allows for a wide range of uses, positioning the property for both lifestyle and commercial investment.

USES ALLOWED BY RIGHT

- Hotels and Resorts
- Restaurants and Retail
- Residential (including Multi-family)
- Golf Courses
- Public Facilities

USES ALLOWED WITH CUP

- Animal Hospitals
- Auto Service Stations
- Bowling Alleys and Skating Rinks
- Sports Complexes
- Theme Parks



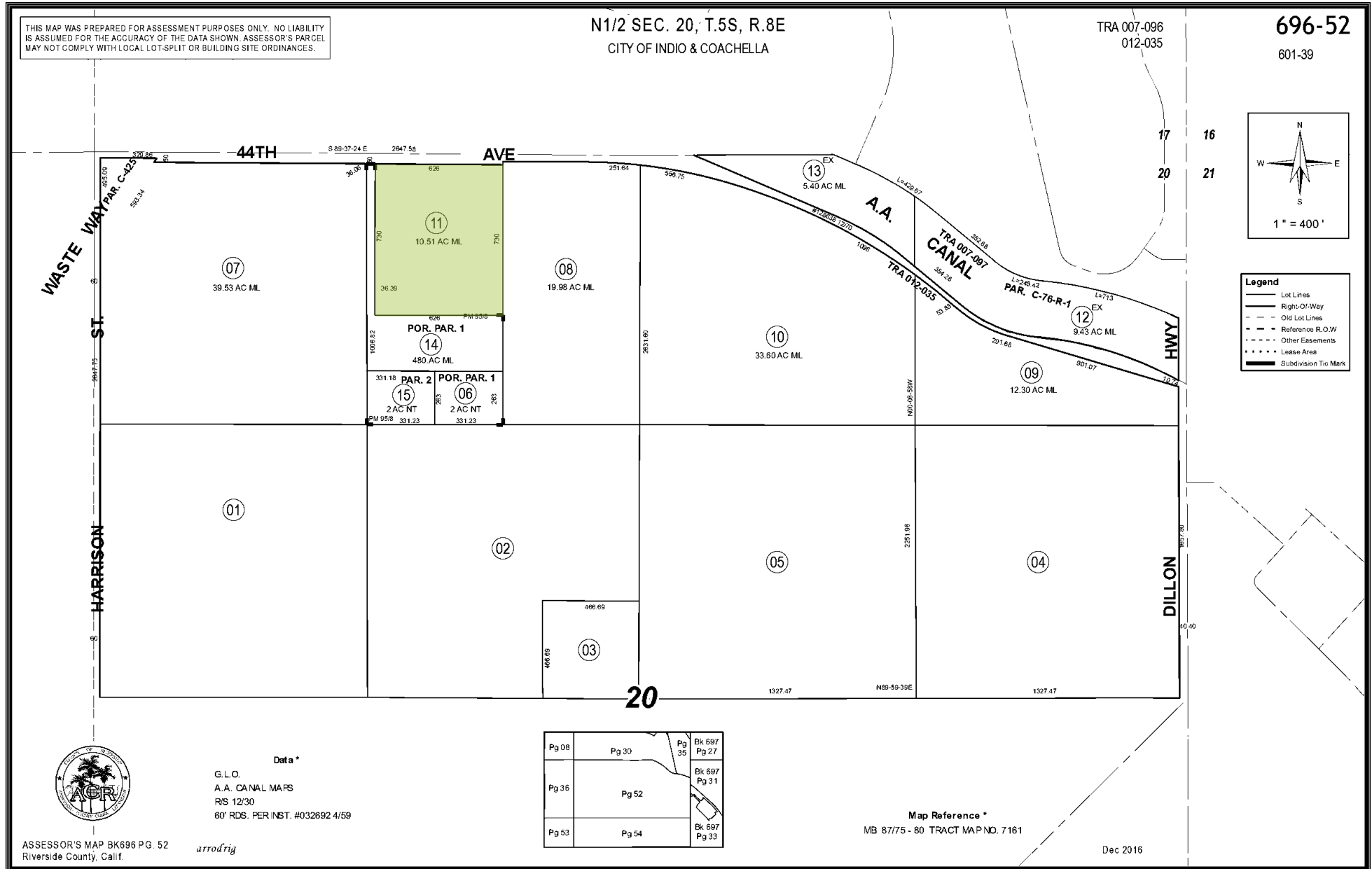


PHOTOS

FOR SALE

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DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	2,507	43,334	129,257
2024 Households	964	11,699	37,530
Average Household Income	\$93,462	\$78,839	\$75,270
Median Household Income	\$70,874	\$56,914	\$56,012
2025 Average Daily Traffic (ADT)	Ave. 44 and Dillon Rd.: 1,292 ADT I-10: 29,134 ADT		

YOUR ADVISORS



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