

38.7 ACRES FUTURE RESIDENTIAL OR COMMERCIAL VISTA SANTA ROSA, CA

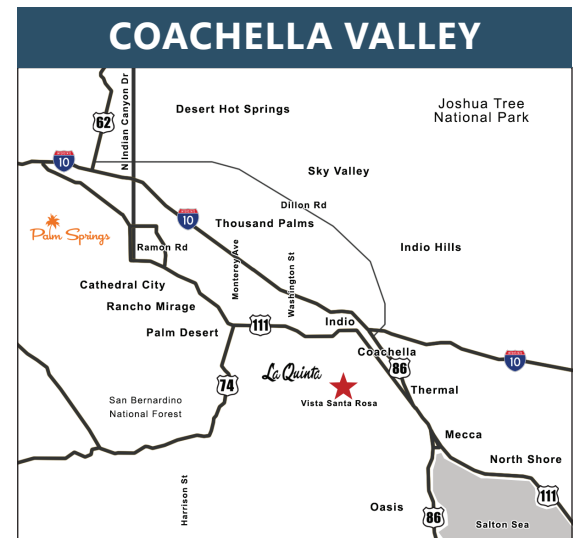


NEC AIRPORT BLVD & MONROE ST, VISTA SANTA ROSA, CA

FEATURES

- Prime development opportunity in neighborhood of exclusive country club & equestrian estates
- Gateway Village, a neighborhood community center featuring 70 Cottages, 172 apartments, gas station, & convenience store, approved just south of site
- Breathtaking views of the Santa Rosa Mountains
- Across from world renowned PGA West and The Palms Golf Club
- In the sphere of influence of the City of La Quinta

PRICE: \$9,000,000 (\$232,558/AC)



VICINITY MAP



12/10/25 SA



PAULA TURNER

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

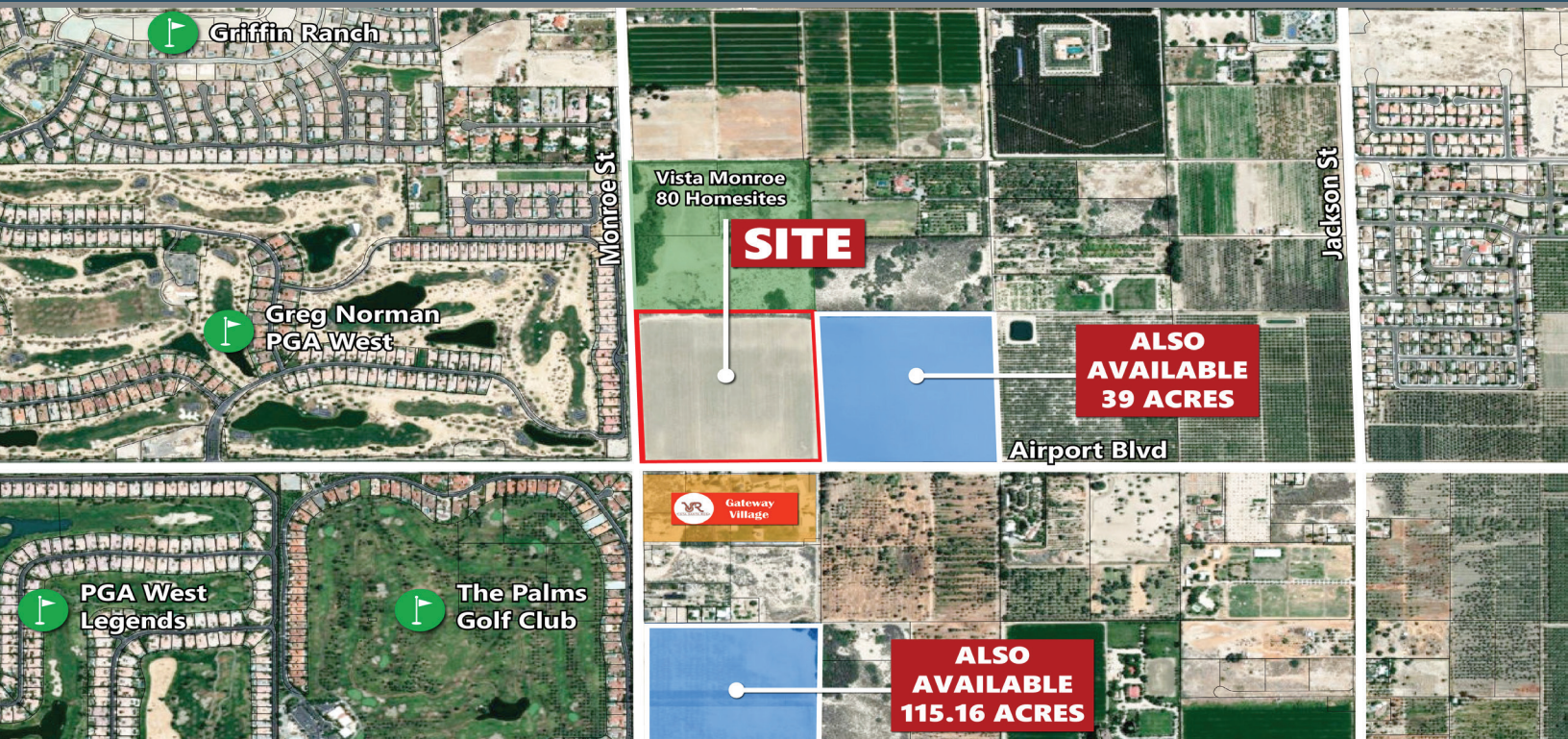


SUSAN HARVEY

DRE #00957590
susan@dppllc.com
Cell: 760.250.8992

760.766.7000 | DesertPacificProperties.com | 760.360.8200

38.7 ACRES FUTURE RESIDENTIAL OR COMMERCIAL AERIAL & SITE AMENITIES



Directions: From Interstate 10 traveling east, take exit 142 onto Monroe St. Going south, travel 6.7 miles and turn left onto Airport Blvd. The property is located on the northeast corner of Airport Blvd. & Monroe St. 82100 Airport Blvd, Vista Santa Rosa, CA

SITE AMENITIES

- **Location:** The property is located on the northeast corner of Monroe St. & Airport Blvd. in Vista Santa Rosa, CA (La Quinta Sphere)
- **Zoning:** A-1-20 (Light Agriculture, 20 AC min. lot size)
- **General Plan:** AG (Agriculture)
- **APN:** 780-310-012
- **Parcel Size:** 38.7 Acres
- **Parcel Dimensions:** Approx. 1,305' x 1,307"
- **Utilities:**
Electric: Monroe St
Water: 18" line on Monroe St
Sewer: 21" line on Monroe St
- **Current Use:** Vacant Farmground
- **Ag Preserve:** No
- **Opportunity Zone:** Yes
- **Terms:** Cash
- **Comments:** Ideal site for future neighborhood commercial & residential. In the sphere of influence in the City of La Quinta. Close proximity to PGA West, The Palms Golf Club, Andalusia Country Club, and Madison Club.



760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave., Suite A, Palm Desert, CA 92260

760.766.7000 | DesertPacificProperties.com | 78100 Main Street, Suite 206, La Quinta, CA 92253

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.