

RARE 2.39 ACRE PARCEL VISTA SANTA ROSA

COACHELLA VALLEY



WEST JACKSON ST & SOUTH AIRPORT BLVD, VISTA SANTA ROSA, CA

FEATURES:

- Just three miles from Coachella Music Festivals
- Rare opportunity to purchase a 2.39 acre parcel in desirable Vista Santa Rosa, just outside of the La Quinta city limits
- Two miles west of Desert International Horse Park
- In Opportunity Zone, providing potential tax incentives
- In an area of many equestrian estates and high-end country clubs

PRICE: \$598,000



VICINITY MAP

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

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AERIAL & SITE AMENITIES



Directions: From I-10, exit Jackson Street south. Travel south approximately 6.5 miles to Airport Blvd. Pass Airport Blvd. approximately 330 feet the property will be on the right side, West of Jackson Street (adjacent to address at 56225 Jackson St.).

SITE AMENITIES

- **Location:** The property is located at the west side of Jackson Street and south of Airport Boulevard in Vista Santa Rosa, CA.
- **APNs:** 764-100-007
- **Parcel Size (According to County Assessor's Information):** 2.39 AC
- **Zoning:** A-1-20 (Light Agriculture, 20 ac min.)
([Click here for RivCo Zoning Ordinance](#))
- **General Plan:** Agriculture
- **Utilities:**
 - Domestic Water: 6" line ends at Jackson north of Airport Blvd (approx. 600 ft north, on east side of Jackson); 12" line on Airport Blvd/Calhoun St (approx. 1/2 mile east)
 - Sewer: 12" force main on Jackson St (in street)
 - Irrigation Water: No
- **Current Use:** Vacant Land
- **Tile Drains:** No
- **Soils:** GcA (Gilman fine sandy loam, wet, 0-2% slopes)
- **Comments:** A rare opportunity for 2.39 acre lot surrounded by equestrian estates. Vista Santa Rosa has become a haven for LA clientele looking to get out of the city to enjoy the open space and amazing views.

PARCEL MAP W/APPROX DIMENSIONS



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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.