

4.5 ACRE RESIDENTIAL ESTATE LOT

VISTA SANTA ROSA, CA

OPPORTUNITY
ZONE



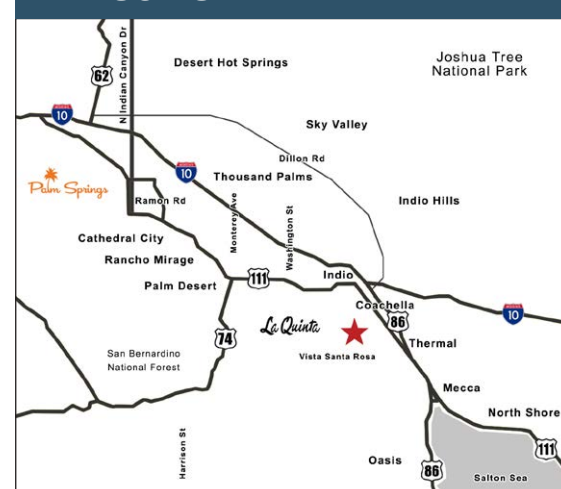
E MONROE ST & N AVE 58, VISTA SANTA ROSA, CA

FEATURES

- Well located with breathtaking views of the Santa Rosa Mountains
- Wonderful open country atmosphere, but close to all conveniences
- Across from Piazza Serena
- Just three miles from the acclaimed HITS Horseshow
- In an area of many equestrian estates and high-end country clubs, such as Madison Club, Andalusia Country Club, PGA West, The Palms, Hideaway, and many more!

PRICE: \$750,000

COACHELLA VALLEY



VICINITY MAP

Desert Pacific
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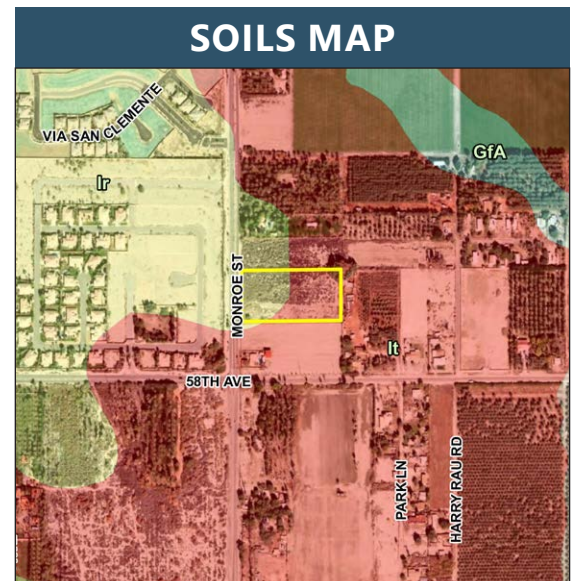
SOILS MAP AND SITE AMENITIES



Directions: From Interstate 10 traveling east, exit on Monroe St. south, travel 7.5 miles to site. Property is on your left side (east of Monroe St.) just before Avenue 58. Property is adjacent to address 57636 Monroe St., La Quinta

SITE AMENITIES

- **Location:** The property is located on the East side of Monroe St, just north of Ave 58 in the sphere of influence of La Quinta, CA
- **Zoning:** [Click here to view A-1-20 \(Light Agriculture, 20-ac min. lot size\)](#)
- **General Plan:** [Click here to view Agriculture](#)
- **APN:** 764-130-010
- **Parcel Size (According to County Assessor's Information):** 4.5 AC (196,020 SF)
- **Utilities:**
Electric: Monroe St
Domestic Water: 18" line on Monroe, ends 1,200' north of site
Sewer: 21" line on Monroe St.
- **Current Use:** Vacant Land
- **Opportunity Zone:** Yes
- **Terms:** Cash
- **Comments:** Build your own private estate close to shopping, restaurants, and golf in the immediate path of growth. In the sphere of influence of the City of La Quinta. Close proximity to Andalusia Country Club, The Palms Country Club, PGA West and Madison Club



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