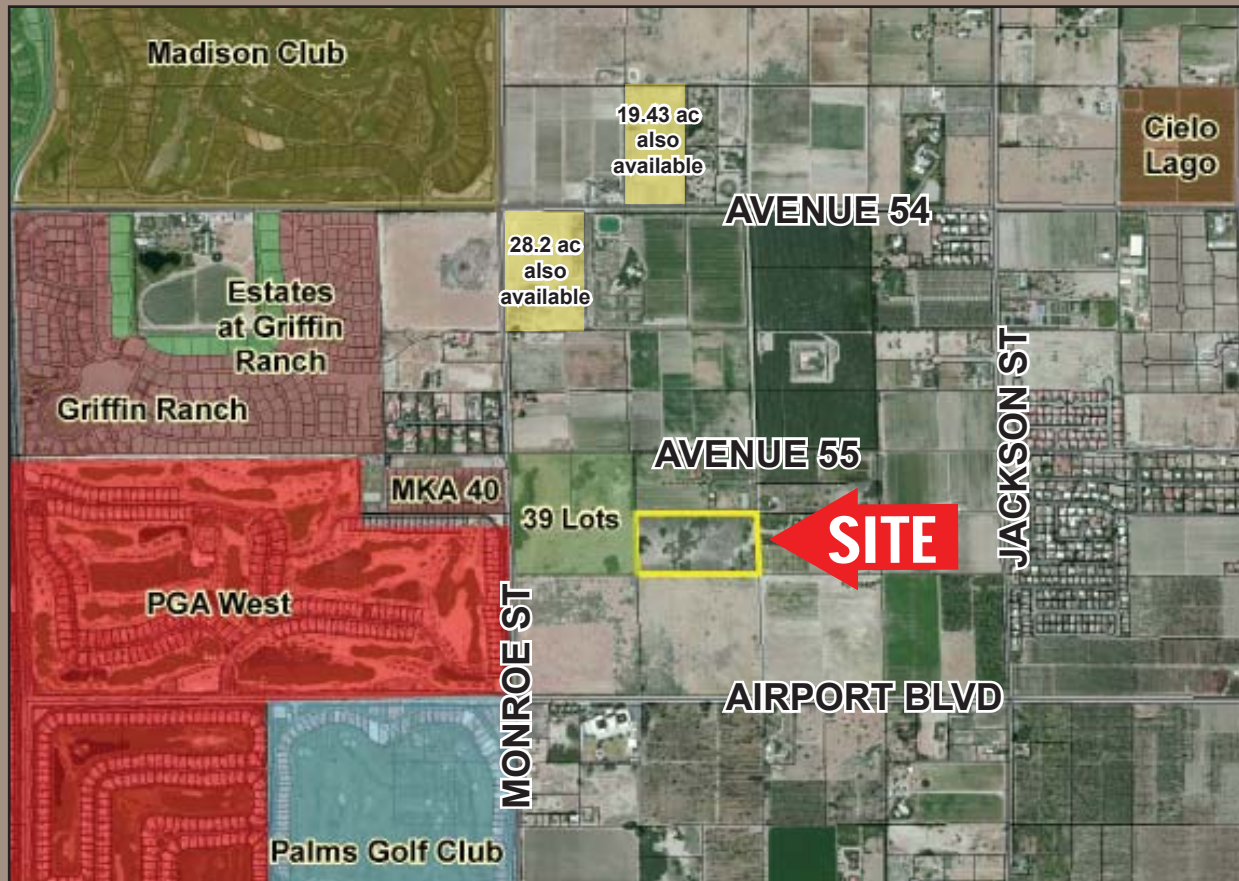


20 Acres by PGA West & The Madison Club, La Quinta Sphere



East of Monroe Street / South of Avenue 55 ► Vista Santa Rosa, CA

FEATURES:

- In the sphere of influence of the city of La Quinta
- Just steps away from The Madison Club, an exclusive country club community
- Wonderful open country atmosphere, but close to all the conveniences
- In an area of many exclusive equestrian estates
- **Asking Price: \$1,850,000 (\$92,500 per acre)**



Vicinity Map

141956
6/22/14kp

For further information, please contact:

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The information herein has been obtained from various sources.
We have no reason to doubt its accuracy, but do not guarantee it.

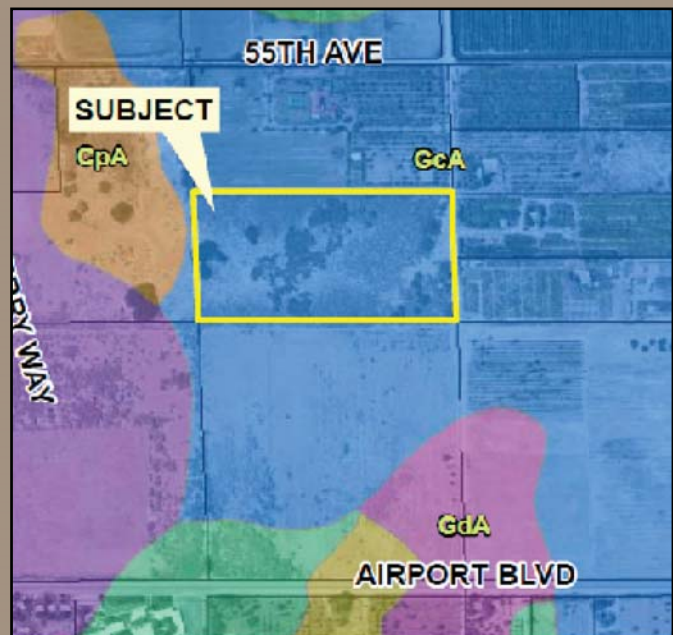
Aerial Map

(20 acres Avenue 55/Monroe Street)



Site Amenities

- ▶ **Location:** The property is located south of Avenue 55 just east of Monroe Street in Vista Santa Rosa, CA.
- ▶ **Zoning:** A-1-20 (Light Agriculture, 20 acre min. lot size)
- ▶ **General Plan:** AG (Agriculture)
- ▶ **APN:** 767-360-004
- ▶ **Parcel Size:** 20 total acres
- ▶ **Ag Preserve:** No
- ▶ **Utilities:** Canal water is available
Electricity: In street
Sewer: 21" line on Airport Blvd/Monroe St.
Water: 18" line on Airport Blvd/Monroe St.
- ▶ **Current Use:** Vacant
- ▶ **Soils:** GcA (Gilman fine sandy loam, wet, 0 to 2 percent slopes)
- ▶ **Comments:** Build your own private estate close to shopping, restaurants and golf in the immediate path of growth. In the sphere of influence in the City of La Quinta. Across from the ultra-exclusive Madison Club, a popular celebrity destination. Also across from the acclaimed Griffin Ranch.



Soils Map