

28.2 acres Agricultural Land VISTA SANTA ROSA



SEC Monroe Street / Avenue 54 ► Vista Santa Rosa, CA

FEATURES:

- ▶ In the sphere of influence of La Quinta in an area proposed to be annexed into the city
- ▶ 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 equestrian estates
- ▶ Asking Price: \$3,102,000 (\$110,000 per acre)



Vicinity Map

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10/15/13KP

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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

(28.2 acres Avenue 54/Monroe Street)



Site Amenities

- ▶ **Location:** The property is on the southeast corner of Avenue 54 and Monroe Street in Vista Santa Rosa.
- ▶ **Zoning:** A-1-20 (Light Agriculture, 20 acre min. lot size)
- ▶ **General Plan:** AG (Agriculture)
- ▶ **APN:** 767-340-001
- ▶ **Parcel Size:** 28.2 total acres
- ▶ **Ag Preserve:** Yes
- ▶ **Utilities:** Electricity: In street
Sewer: 18" line on Monroe St.
Water: 18" line on Avenue 54/Monroe St.
- ▶ **Current Use:** Vacant
- ▶ **Soils:** GbA (Gilman fine sandy loam, 0 to 2 percent slopes)
- ▶ **Comments:** Build your own private estate close to shopping, restaurants and golf or the land is an excellent development opportunity located in the immediate path of growth. In the sphere of influence in the City of La Quinta & in an area proposed to be annexed to the City of La Quinta. Across from the ultra-exclusive Madison Club, a popular celebrity destination. Also across from the acclaimed Griffin Ranch.



Zoning Map