

For Sale



13.4 ac
Dillon Rd. & Ave 48
Coachella, CA



For more information please contact

Summary

- In the area approved for Cannabis
- Easy access to I-10, Expressway 86 and HWY 111
- Surrounded by new cannabis developments
- Located just 3 miles to Coachella & Stagecoach Music Festivals
- The city of Coachella is pro-growth and pro-business
- Coachella has become a hub for cannabis operations with their business friendly administration and permitting process.

Asking Price: \$2,626,668 (\$4.50/sf)

“Known as the *City of Eternal Sunshine*, Coachella is one of the fastest growing cities in Southern California and in the center of the *Cannabis Corridor*.”


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

77-933 Las Montanas, Suite 101
Palm Desert, CA 92211
realestate@dppllc.com
Office 760-360-8200
Fax 760-360-7580



**Susan
Harvey**

DRE License # 00957590
susan@dppllc.com
Mobile 760-250-8992
Office 760-360-8200



**Paula
Turner**

DRE License # 00702492
paula@dppllc.com
Mobile 760-578-6564
Office 760-360-8200



13.4 ac in the Cannabis Development Zone



Site Amenities

The property is located on 48th Ave in between Dillon Rd and Grapefruit Rd.(Hwy 111), Coachella

- APN's: 603-232-018(7.99 ac), 029(5.41 ac)
- Utilities: Water: 12" line in Ave 48
Sewer: 8" line in Harrison St.
- Zoning: M-S (Manufacturing services)
- General Plan: LI (Light Industrial)
[Link to General Plan](#)

Comments

Great property in the immediate path of growth. There is a population explosion happening in the Coachella Valley with the majority expected to be in Coachella & the East Valley. According to Coachella Valley Association of Governments (CVAG) and the Southern California Association of Governments (SVAG), the population of the Valley is expected to grow to an astonishing 884,000 by 2035. This projection is a 99.4% increase from the 2014 population of 443,401 people.

[Click here to read more about Coachella Valley Growth](#)

DISCLAIMER:

The information above 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. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and do not represent the current or future performance of the property.



Susan Harvey

DRE License # 00957590
susan@dppllc.com
Mobile 760-250-8992
Office 760-360-8200



DRE License # 00702492
paula@dppllc.com
Mobile 760-578-6564
Office 760-360-8200

Paula Turner

