

# 3.92 Acres Mixed Use Highway 111 Frontage in Indio



## FEATURES: 80653 Highway 111 (Approximately 3.92 Acres), Indio

- Prime 3.92 acres with approx. 275 ft of Highway 111 frontage
- Adjacent to Travelodge and Palm Shadow Inn motels
- Just 1/2 mile from Music Festivals & 1/2 mile from the bustling Highway 111 La Quinta retail corridor
- Mixed use zoning allows for mixed residential, commercial, zero lot line developments and senior housing
- Traffic Counts: 29,871 cars per day
- The City of Indio, known as the "City of Festivals" plays host to the famous Coachella, Stagecoach and Desert Trip Music Festivals
- **Asking Price: \$940,000 (\$5.50/sf)**



*Property Photo*

2/7/18kp

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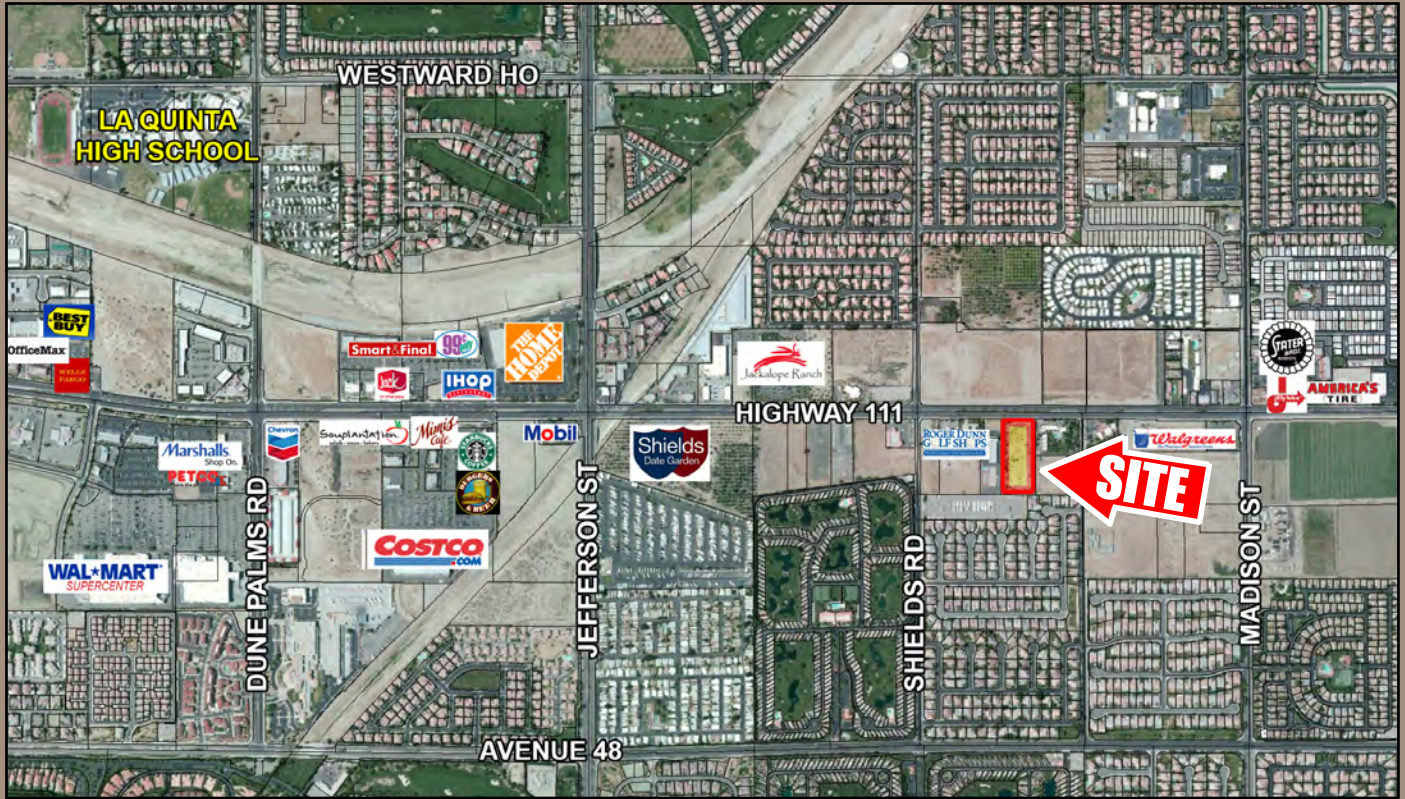
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DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. It is your responsibility to independently confirm 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.

# 3.92 Acres Highway 111/Shields, Indio

## Site Aerial



### Site Information:

- **Location:** Located on the south side of Highway 111 east of Shields Road in Indio, CA.
- **Parcel Size:** 3.92 ac gross/3.84 ac net
- **APN:** 600-230-005
- **Zoning:** MUSP 300 (Highway 111 Corridor Mixed Use Specific Plan)  
[Click for ordinance](#)
- **General Plan:** Mixed Use - Specific Plan
- **Flood Zone:** 500 Year
- **Adjacent Uses:** Motels
- **Utilities:** In Street
- **Terms:** Cash
- **Comments:** Ideal for mixed-use commercial development. Full street improvements complete in Highway 111 with curb and gutter.



Zoomed In Aerial



Vicinity Map