

27.01 AC EAST WASHINGTON ST INDIO



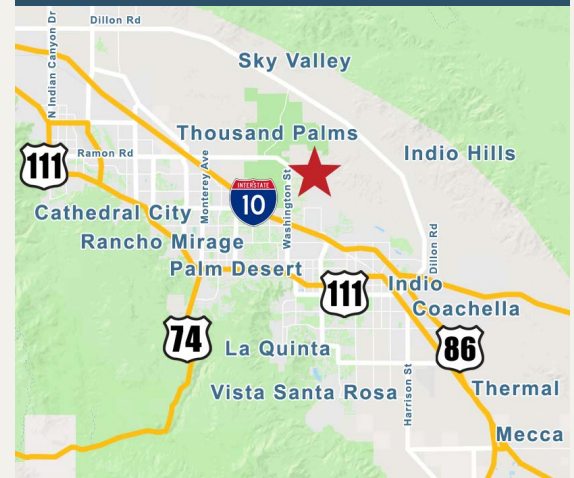
EAST WASHINGTON ST & NORTH COYOTE SONG WAY, INDIO, CA

FEATURES

- Ideal for Nursery or Landscape Business
- 2 acres Fenced
- Well
- Just South of H&H Nursery
- 3 Miles North of I-10

LEASE AMOUNT: \$10,804/YEAR (\$400/AC)

COACHELLA VALLEY



VICINITY MAP

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27.01 AC EAST WASHINGTON ST AERIAL & SITE AMENITIES



Directions: From Interstate 10, exit Washington St. travel north on Washington Street about 3 miles. Property is 400 feet on the right side past Coyote Song Way.

SITE AMENITIES

- **Location:** Property is located in the northwest area of Indio. 3 miles North of Interstate 10, East side of Washington St. and North of Coyote Song Way
- **Total Parcel Size:** 27.01 acres
- **APN#:** 752-020-005
- **Property Dimensions:** 436' x 2,452' x 262 x 2,712'
- **Elevation:** 148'
- **Multi-Species:** No
- **General Plan:** Specific Plan
- **Zoning:** Specific Plan
- **Utilities:** Electric and Water (Well)
- **Irrigation Water:** None
- **Tile Drains:** None
- **Soil Type:** West side is Myoma fine sands (MaB) 0-5% slope, East side Carsitas gravelly sand (CdC), 0-9% slope
- **Site Improvement:** Property is partially fenced with well
- **Adjacent Uses:** Del Webb Sun City, 2 proposed Master Plan Communities, Indio Trails and Fiesta de Vida

SOILS MAP

