

# 40.10 AC DESERT PEARL PREVIOUSLY APPROVED TTM, SHADOW HILLS



**CLINTON ST & NORTH OF AVENUE 42, INDIO, CA**

## FEATURES

- In the bustling neighborhood known as Shadow Hills with new homes and schools going up all around
- Previously approved TTM for 132 residential lots averaging at 8,800 SF. (Density of 3.3 Du/Ac)
- Just over a mile from new Richard Oliphant Elementary School and in close proximity to Shadow Hills High School and Desert Ridge Middle School
- Near The Palms, a 20 AC shopping center, anchored by Walmart, a movie theatre, restaurants and much more
- Adjacent to Sun City Shadow Hills, a 3,450 home, active, adult community
- Desert Pearl is located in the Shadow Hills area, which is one of the most active submarkets in the Coachella Valley
- The city of Indio is leading the charge in population growth. India's 17.8% population growth increase from 2010 to 2016 put them at number 13 on the list of fastest growing cities in California
- The City of Indio, known as the "City of Festivals" plays host to the famous Coachella, Stagecoach and Desert Trip Music Festivals. North Indio is booming with new developments

**ASKING PRICE: \$3,007, 500 (\$75,000/AC)**



**VICINITY MAP**

**Susan Harvey**  
 susan@dppllc.com  
 Mobile 760-250-8992  
 DRE #00957590

**Paula Turner**  
 paula@dppllc.com  
 Mobile 760-578-6564  
 DRE #00702492

# 40.10 AC DESERT PEARL AERIAL AND TENTATIVE TRACT MAP



## SITE AMENITIES

- **Location:** The property is located on the west side of Clinton St (unimproved), and 1,320 feet North of Avenue 42.
- **Zoning:** Single Family Residential
- **General Plan:** Low Residential
- **Total Parcel Size:** Approx. 40.10 AC
- **APN:** 691-510-003, 004, 006, 007, 008, 029, 031, 034
- **Utilities:**  
Water: 18" line Monroe & Ave 42  
Sewer: 18" gravity flow line in Ave 42
- **TTM:** 132 lots, average lot size 8,800 SF expired
- **Comments:** The project includes approximately 29.61 AC of single-family residential lot, 10.39 AC of streets, and 3 AC of open space which includes a 0.92 AC park site, a 0.53 AC site for potential water well, 1.15 AC of proposed storm water retention basins/passive parks and 18,000 SF of landscaped areas.

## TENTATIVE TRACT MAP

