

PREVIOUSLY APPROVED TENTATIVE TRACT MAP | ENTRY LEVEL FHA PRICE BAND PROJECT  
 ADJACENT TO PHASE 1 PARTIALLY BUILT OUT & NEW ACTIVE PROJECT

PRICED TO SELL

PRADO II/LA OBRA  
 SUBJECT 107 PROPOSED LOTS

OPENED - MAY 18, 2019  
 PRADO POINTE  
 \$308K-\$346K | 5.9 SALES/MONTH  
**D-R HORTON**  
 America's Builder



# PRADO II [LA OBRA]

107 PREVIOUSLY APPROVED SINGLE FAMILY LOTS (26.81 ACRES)  
 SINGLE FAMILY DETACHED (6,126 SQ. FT. MIN.)  
 COACHELLA, CA | COACHELLA VALLEY | RIVERSIDE COUNTY



## PROPERTY DETAILS

MARKET	Coachella Valley
LOCATION	Coachella, California
INTERSECTION	On Avenue 51 East of Van Buren Street
AREA LANDMARKS	Rancho Las Flores Park, Coachella Festivals
PROPERTY SIZE	26.81
LOT COUNT (PREVIOUS)	107 Single Family Detached Lots
LOT SIZE	6,126 Sq. Ft. Min. (7,000 Sq. Ft. Avg.)
ENTITLEMENTS	Expired Tentative Tract Map
ZONING	Low Density Residential
SITE CONDITION	Unimproved. Utilities to site, adjacent to Prado Phase 1.
OFFER DEADLINE	Offers to be considered and responded to as submitted.

## BROKER CONTACT

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## COACHELLA QUICK FACTS

Home Price Last 12 Months (re-sale + new):	11.2%	▲
Months of Inventory	2.8 months	▲

Sources: US Census Bureau, NAR, Dataquick

## PROPERTY & COACHELLA OVERVIEW

**PRADO II [LA OBRA]** is one of the few developable residential land properties in the entry level city of Coachella, and adjacent to a partially built and new active project (Prado I). The subject property enjoys an accessible location in the city of Coachella located near the I-10 & 86 Expressway, not far from the city limits of Indio. The average lot size on the previous Tentative Tract Map was approximately 7,000 sq. ft. with a minimum of 6,126 sq. ft. Project amenities include a quality green space park, and nearby amenities include the Rancho Las Flores Park which has recently been constructed and opened at the cost of \$5M. It is located nearby to the north of the subject property with three soccer & football fields, two basketball courts, shaded picnic areas, and play areas. The city of Coachella continues to offer the best value proposition for residents and homebuilders in the Coachella Valley. The city's finances are stable and all indications point to strong demand and market growth in the near term.