

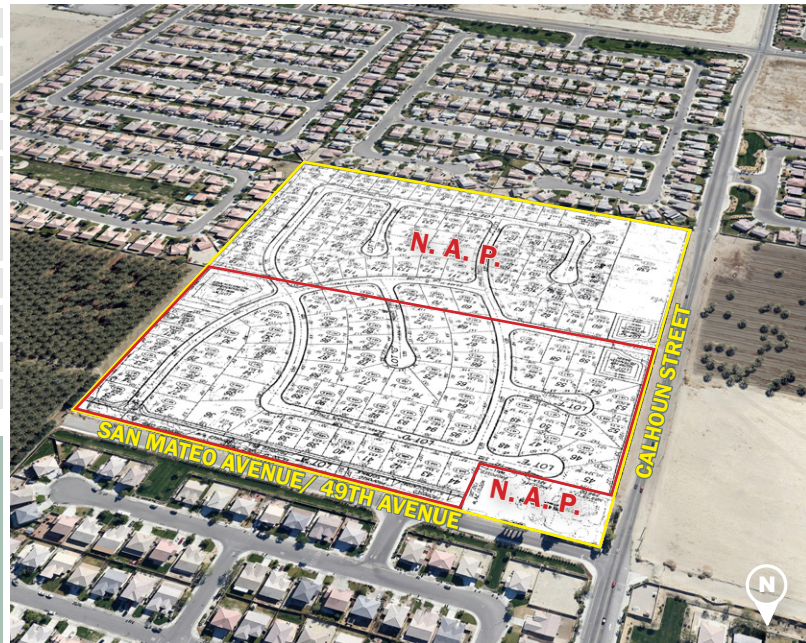
Subject Property

THE HOFFMAN COMPANY EXCLUSIVE LISTING

# ±69 Approved Lots\* | Calhoun & 49th | Coachella, CA

## PROPERTY DETAILS

MARKET	Coachella Valley
LOCATION	Coachella, California
PROPERTY SIZE	±18.5 Acres
CURRENT ZONING*	Single Family Residential
ENTITLEMENTS	*Subject ±69 lots are part of larger approved 138-lot Tentative Tract Map. Remaining portion of tract may not be available.
LOT COUNT	±69 Single Family Detached Lots
SITE CONDITION	On-Sites Unimproved, Some Off-Sites**
UTILITIES	To Site**
OFFER DUE DATE	Offers To Be Considered As They Are Submitted



## Market Indicators Last 12 Months\* | Coachella, CA

Home Prices:	14.5%	↑
Months of Home Inventory: 2 (Lowest in Coachella Valley)	27%	↓

\*Re-Sale & New Home (Detached Only) Home Sales (Q2-2013 vs. Q2-2014)

## PROPERTY OVERVIEW

The South East Corner of "Calhoun & 49th" is an 18.5 acre vacant land residential opportunity located in the fastest growing city of the Coachella Valley: the city of Coachella, CA with over 40,000 residents. This location naturally generates good traffic counts at the intersection of Calhoun Street & 49th Avenue and is generally located in a the more desirable, newer area of the city. The subject site is currently zoned Single Family Residential (Detached Home Subdivision) and currently encompasses approx. 69 (northern portion) of the 138 lots for Tract #33551. The 17.38 acres to the south consists of the other approx. 69 lots which may or may not be available. New home prices have dramatically increased in the city of Coachella over the last couple years (now selling up to \$250k). Along with a limited finished lot supply in the city, this will create new demand for approved tentative tract map developments in the very near future. The city of Coachella continues to offer one of the best value propositions for residents and investors in the Coachella Valley. The city's finances are stable and all indications point to strong demand and market growth in the near term.

\*Disclaimer: Owner makes no reps and warranties that certain uses may or may not be available.

\*\*Buyer to Verify.

## BROKER CONTACTS

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