

9.66 ACRES CLOSE TO COACHELLA MUSIC FESTIVAL

VISTA SANTA ROSA, CA



JACKSON ST SOUTH OF AIRPORT BLVD, VISTA SANTA ROSA, CA

FEATURES

- Rare opportunity to purchase four lots with private road totaling 9.66 Acres in Vista Santa Rosa
- Build your own private estate in a wonderful open country atmosphere
- Two miles to Desert International Horse Show & one half mile to Rancho Polo
- In an area of many equestrian estates with breathtaking views of the Santa Rosa Mountains
- Just three miles to Empire Polo Grounds, home of the Coachella & Stagecoach Music Festivals
- Nearby high-end country clubs such as The Madison Club, Andalusia Country Club, PGA West, The Palms, Hideaway, and many more!
- In Opportunity Zone with potential for tremendous tax benefits

PRICE: \$1,300,000 (\$325,000/LOT)



VICINITY MAP



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9.66 ACRES SURROUNDED BY HORSE RANCHES

VISTA SANTA ROSA, CA

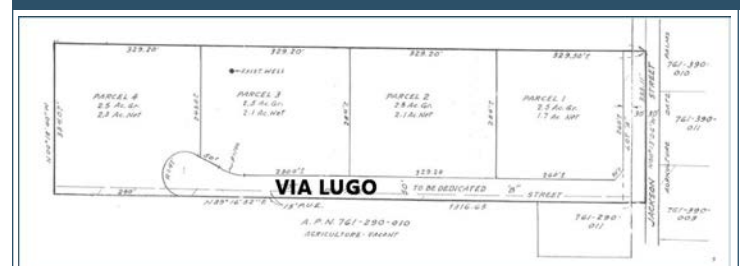


Directions: From I-10, traveling east. Exit on Jackson St (south), travel about 7 miles the property will be on your right. Adjacent property address: 56545 Jackson St, Thermal, CA 92274

SITE AMENITIES

- **Location:** Property is located at the west side of Jackson & south of Airport Blvd in Vista, Santa Rosa, CA
- **Zoning:** [Click here to view](#)
A-1-2 (Light Agriculture, 2 1/2 ac min. lot size)
- **General Plan:** [Click here to view](#)
EDR (Estate Density Residential)
- **Parcel Size (According to County Assessor's Information):** 9.66 acres
- **APN:** 764-120-012 (2.09 AC), 764-120-013 (2.08 AC), 764-120-014 (2.10 AC), 764-120-015 (2.14 AC), 764-120-016 (1.25 AC)
- **Utilities:**
Domestic Water: 18" Main Line on Airport Blvd/Calhoun St
Sewer: 12" Main Line on Jackson St in Front of the Property
- **Current Use:** Vacant Land
- **Terms:** Cash
- **Comments:** A rare opportunity to acquire four two-acre estate lots surrounded by equestrian estates. Vista Santa Rosa has become a haven for LA clientele looking to get out of the city to enjoy the open space and amazing views.

PARCEL MAP



Lot 1	2.09 Acres	764-120-012
Lot 2	2.08 Acres	764-120-013
Lot 3	2.1 Acres	764-120-014
Lot 4	2.14 Acres	764-120-015

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Disclaimer: The information provided 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. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.