

THE HOFFMAN COMPANY EXCLUSIVE

- ☑ RARE PARTIALLY IMPROVED LAND - 42 ACRES (ALL OR PART) | RECORDED FINAL MAP 420 ATTACHED UNITS - OR HIGHER DENSITY RESIDENTIAL UP TO 20DU/ACRE
- 💰 "FOR-SALE" CONDOMINIUM UNITS AND/OR "FOR-RENT" DEVELOPMENT OPPORTUNITY (MULTI-FAMILY, BUILD-FOR-RENT AND/OR SHORT-TERM RENTAL*)
- 📍 CITY OF INDIO – 3RD FASTEST GROWING CITY IN SOUTHERN CALIFORNIA | NEAR COACHELLA MUSIC FESTIVALS



VICTORIA PALMS | AT SOUTH INDIO

42 PARTIALLY IMPROVED ACRES | RECORDED FINAL MAP APPROVED FOR 420 ATTACHED UNITS AT 10DU/ACRE
 ZONED "RESIDENTIAL-HIGH" (UP TO 15DU/ACRE) & GENERAL PLAN "CONNECTED NEIGHBORHOOD" (UP TO 20DU/ACRE)
 NEW POTENTIAL DENSITY UP TO 840± UNITS*
 INDIO, CA (SOUTHERN AREA) | COACHELLA VALLEY | RIVERSIDE COUNTY



CURRENT 420-UNIT SITE PLAN

AERIAL MAP

SUBJECT PROPERTY PHOTOS

VICTORIA PALMS is a high-density residential partially improved 42-acre development opportunity with an approved final recorded map for 420 residential units, however now allows up to 20DU/acre (potentially up to 840± units*) per the new General Plan, located at the northwest corner of Monroe Street and Avenue 49 within the rapidly growing city of Indio, California. This 42 acre site enjoys convenient access from Interstate 10 and Highway 111 via Monroe or Jefferson Street. This strategic location in the mostly developed area of southern Indio is just minutes from numerous major employment centers as well as many outstanding civic, cultural, entertainment and recreational resources. World famous Coachella Valley amenities including the Coachella Valley Music Festivals and the Indian Wells Tennis Garden are a short walk or drive away, as are many of the Coachella Valley's 120 golf courses. In summary, Victoria Palms is an attractive locale for families, retirees, and vacation renters or buyers seeking affordable but well-located living. *Buyer to Verify.

INDIO is the 3rd fastest growing city in Southern California, and is endowed as the most populous city in the desert with 91,000 residents. Indio has become known both locally and across the nation as the "City of Festivals" with annual concerts and fairs breaking new attendance records every year. To keep up with the growing population, in the last six years alone, the city of Indio has invested more than \$100 million in infrastructure including paved roadways, landscaping, and upgraded water & sewer treatment plants.

INDIO QUICK FACTS	
Home Price Last 12 Months (Resale+ New)	36.0% ↑
Months of Inventory	only 1.0 months
CV Multi-Family Vacancy	only 2.2%

Contact Agents for additional information and offering process

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