



# ±2.96 AC OF HIGH DENSITY RESIDENTIAL LAND FOR SALE

81450 Jonquil Ave, Indio, CA 92201  
Contact Broker for Pricing



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**PROGRESSIVE**  
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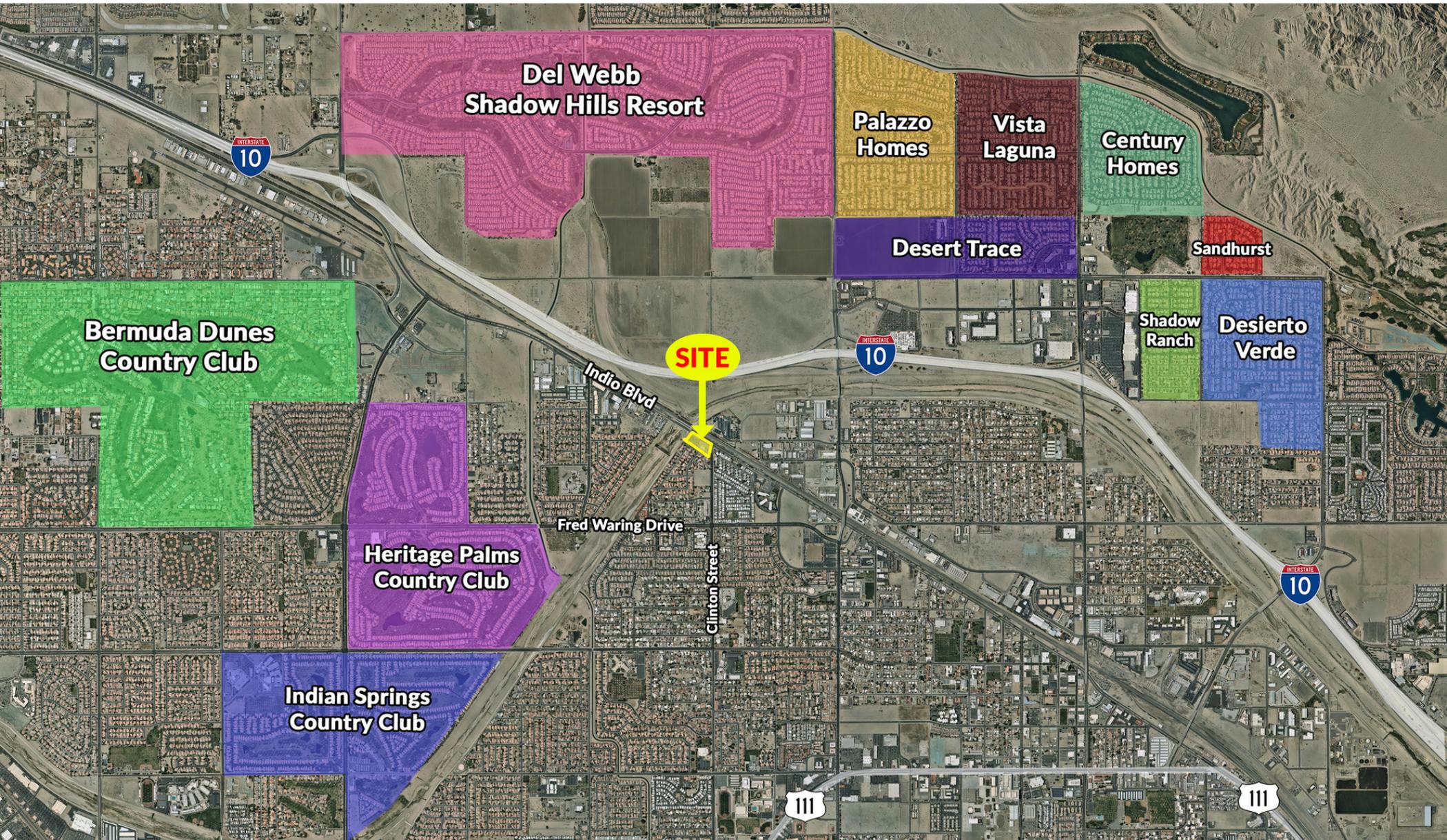
# PROPERTY OVERVIEW



## HIGHLIGHTS

- $\pm 2.96$  AC of land Zoned-RH, a high density zoning for affordable housing or apartments, condos, and senior housing with an opportunity to go up 6 levels.
- It has easy access to the I-10 and is located on a the SW dual signalized corner of Indio Blvd and Clinton with  $\pm 21,797$  CPD.
- Off-site improvements are complete except for sidewalks and the land itself is partially finished with curb and gutter.

# DEVELOPMENT MAP





## TRADE AREA INFORMATION

### CITY OF INDIO (COACHELLA VALLEY)

- Indio is one of the fastest growing cities in Riverside County with over 85,000 residents, representing a 73% increase since 2000.
- The city of Indio is expecting continued growth and estimates to serve a regional trade area population of 298,000 by 2025.
- Known as the “City of Festivals,” Indio is a major contributor of tourism to the Coachella Valley, which attracts an estimated 14 million visitors each year.
- Home to the Coachella Valley Music & Arts Festival and Stagecoach Country Music Festival, two of the world’s largest music events.
- Ranked as one of the top emerging travel destinations in the country according to the city website.
- The Indio market features a well-balanced and diverse mix of regional, local, and seasonal residents, international tourists, and highway travelers.
- Indio’s retail and leisure spending exceeded \$1.78 billion in 2013 and is estimated to grow to \$3.3 billion by 2025.
- Indio’s retail, commercial, and hospitality sectors are positioned well to benefit from the continued growth of tourism spending within the Coachella Valley.



City of Indio

73%

Increase in Residents  
Since 2000

Festivals

Home to Coachella &  
Stagecoach Music  
Festivals

14

Million Visitors  
Each Year