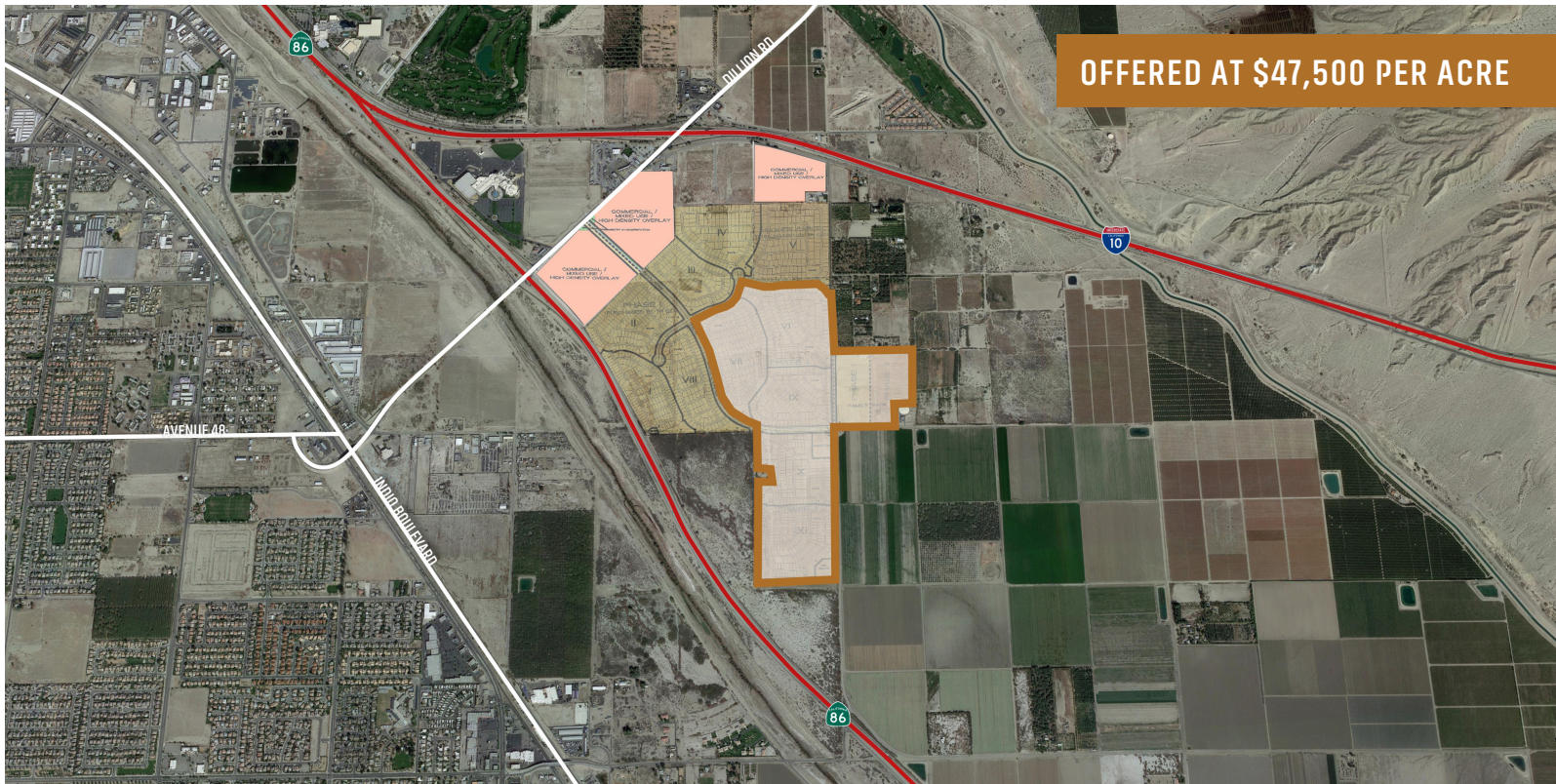


# Shadow View

Coachella, CA



## PROPERTY OVERVIEW

Shadow View is part of a master planned community approved in 2005 that is located in the desirable northwest section in the City of Coachella. Shadow View consists of single-family detached lots on approximately 222 acres in the overall Shadow View master planned community.

- ▲ With the adoption of the new 2035 General Plan, buyers have the flexibility to develop homes ranging in densities from 7 du/ac to 35 du/ac depending on location.
- ▲ The Property has the potential to include thousands of homes, depending on if the buyer utilizes the Specific Plan mapping or if they map it according to the General Plan overlay.
- ▲ Shadow View is situated immediately south of Interstate 10 and east of Expressway 86 South within in the City of Coachella, a cross roads for Los Angeles, Phoenix and Imperial Valley. The primary Property access points are Dillon Road, 48th and Tyler.
- ▲ The planned extension of Avenue 50 from the west to Interstate 10 will open up the area and allow even more access.

## QUICK FACTS

PROJECT SIZE	±823 Lots
ENTITLEMENTS	Specific Plan
SITE CONDITION	Unimproved
OFFERS DUE	Please Submit Offers



[View Map](#)



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EXCLUSIVELY LISTED BY

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