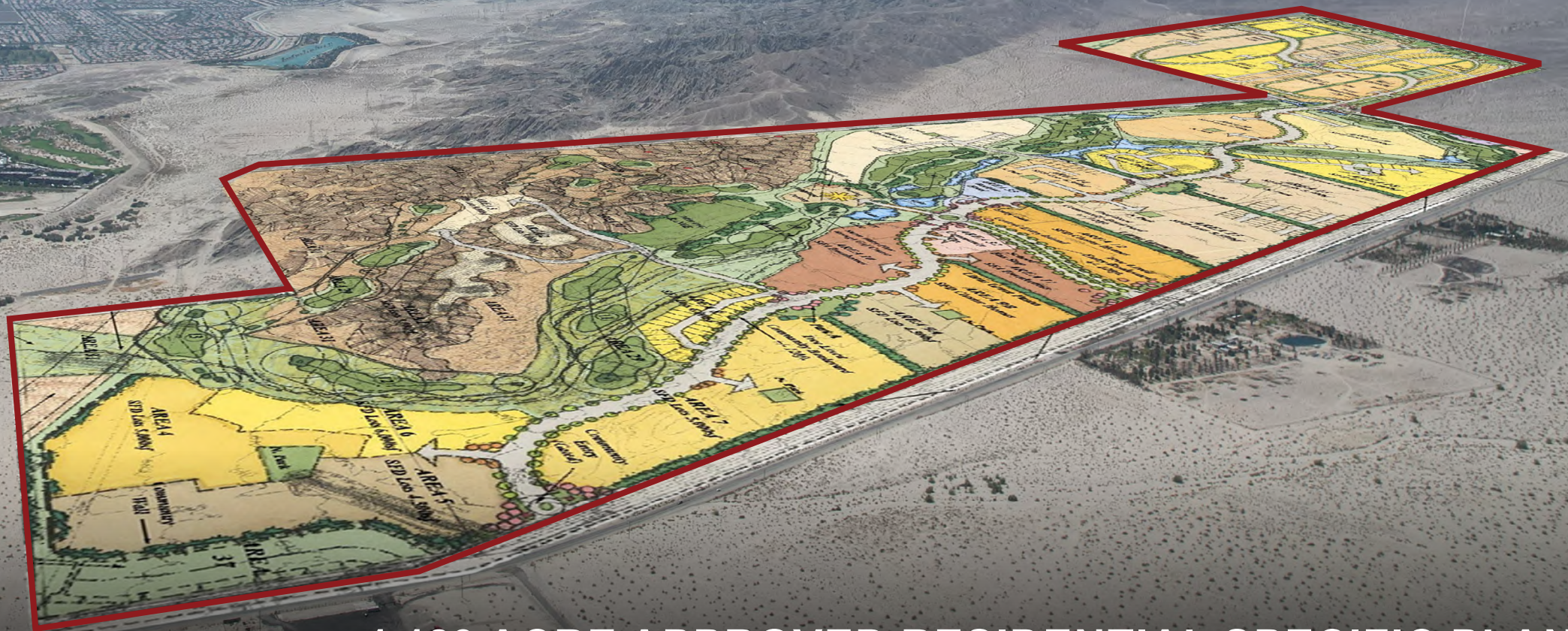


The logo for Citrus RANCH features the word "Citrus" in a large, orange-to-yellow gradient script font with a black drop shadow. A small green lime wedge is perched on the top of the letter 's'. Below "Citrus", the word "RANCH" is written in a smaller, dark red, all-caps sans-serif font. The entire logo is set against a solid blue background.

DILLON ROAD, INDIO, CA



EXCLUSIVELY LISTED BY



**COLDWELL
BANKER
COMMERCIAL
LAND TEAM**

±1,183 ACRE APPROVED RESIDENTIAL SPECIFIC PLAN



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PROPERTY HIGHLIGHTS

- Approved Specific Plan for 3053 Residential units
- Density Ranging from 2.5 - 15 du/acre
- Approved Environment Impact Report
- Easy Access to the I-10 Freeway via Dillon Road
- Near the Terra Lago Golf Club and Esteemed Shadow Lake Estates
- Near Several Shopping Centers

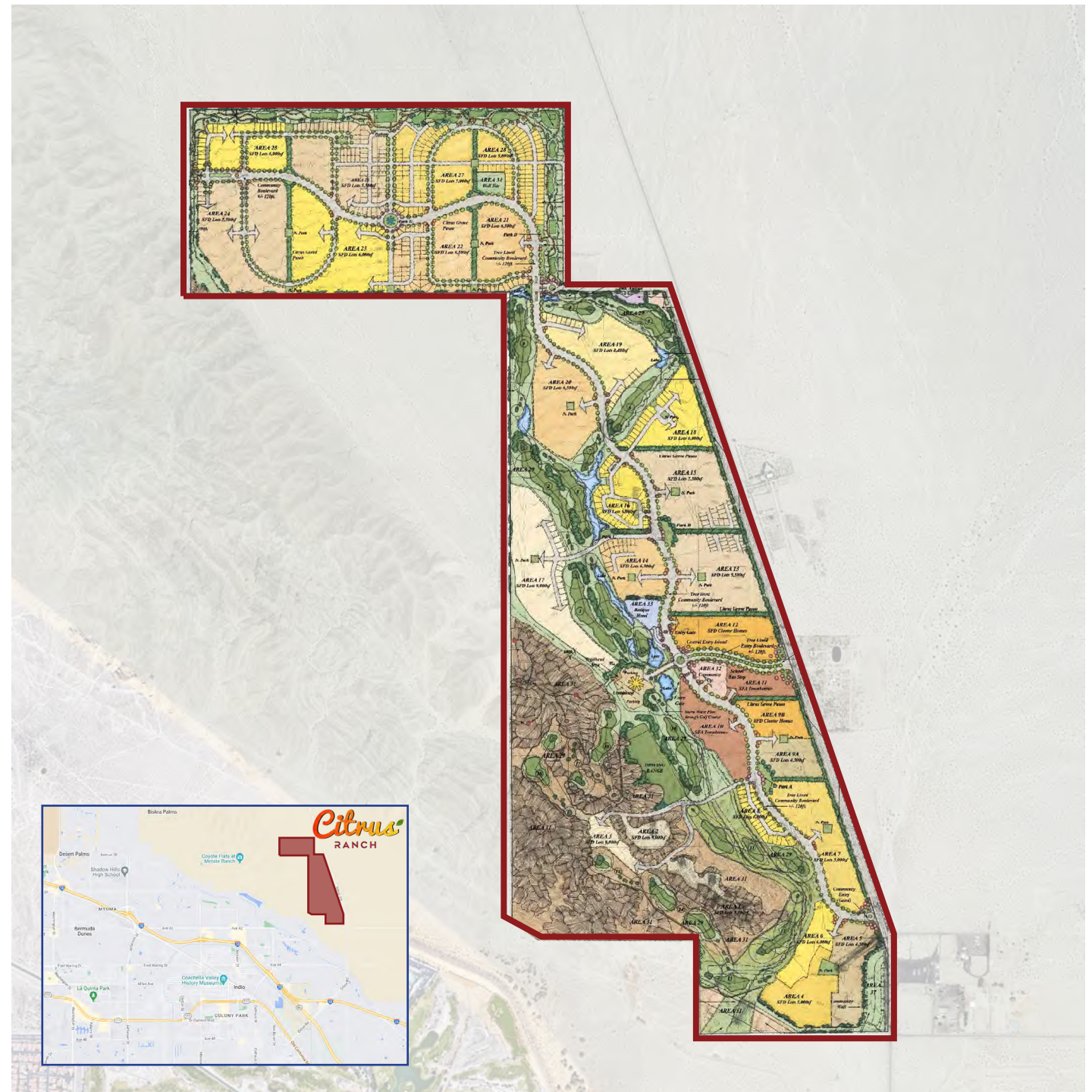
CITRUS RANCH HISTORY

- 2006 - Final EIR Completed
- 2007 - Approved Citrus Ranch Specific Plan
 - Approximately 3,053 dwelling units
 - 959 units (low density)
 - 1,347 units (medium density)
 - 747 units (high density)
 - 18-hole golf course with clubhouse facility
 - Neighborhood Community Center
 - Boutique Hotel (50-75 rooms)
 - Fire Station
 - Multiple Community Parks and Open Space
- 2007 – Recorded Development Agreement with SunCal & City of Indio
- 2008 – Lehman Bros. set to fund infrastructure prior to recession
- Since 2008, the property has been sold and held for future development

THE OFFERING

The CBC Land Team is pleased to present the 1183 acre, Citrus Ranch approved specific plan, encompassing 3,053 residential units, a boutique hotel, 233 acre golf course, club house, community center and fire station.

This site provides a rare opportunity to own and control one of the last major specific plans in the Coachella Valley.





- **Property Condition** - Citrus Ranch is currently open space and agricultural land.
- **Zoning** - Citrus Ranch is currently zoned Agriculture with an approved Specific Plan ("Indio Citrus Ranch" SP).
- **Entitlement Status** - Indio Citrus Ranch has an approved Specific Plan and Final EIR. The property was annexed into the City of Indio in 2013.
- **Topography** - Citrus Ranch's southwestern portion of the site consists of hilly terrain while the balance of the site is a generally flat plain.
- **Homeowners Association** - A Homeowners Association (HOA) is likely to be established to maintain common areas. Monthly dues and obligations have not been determined.

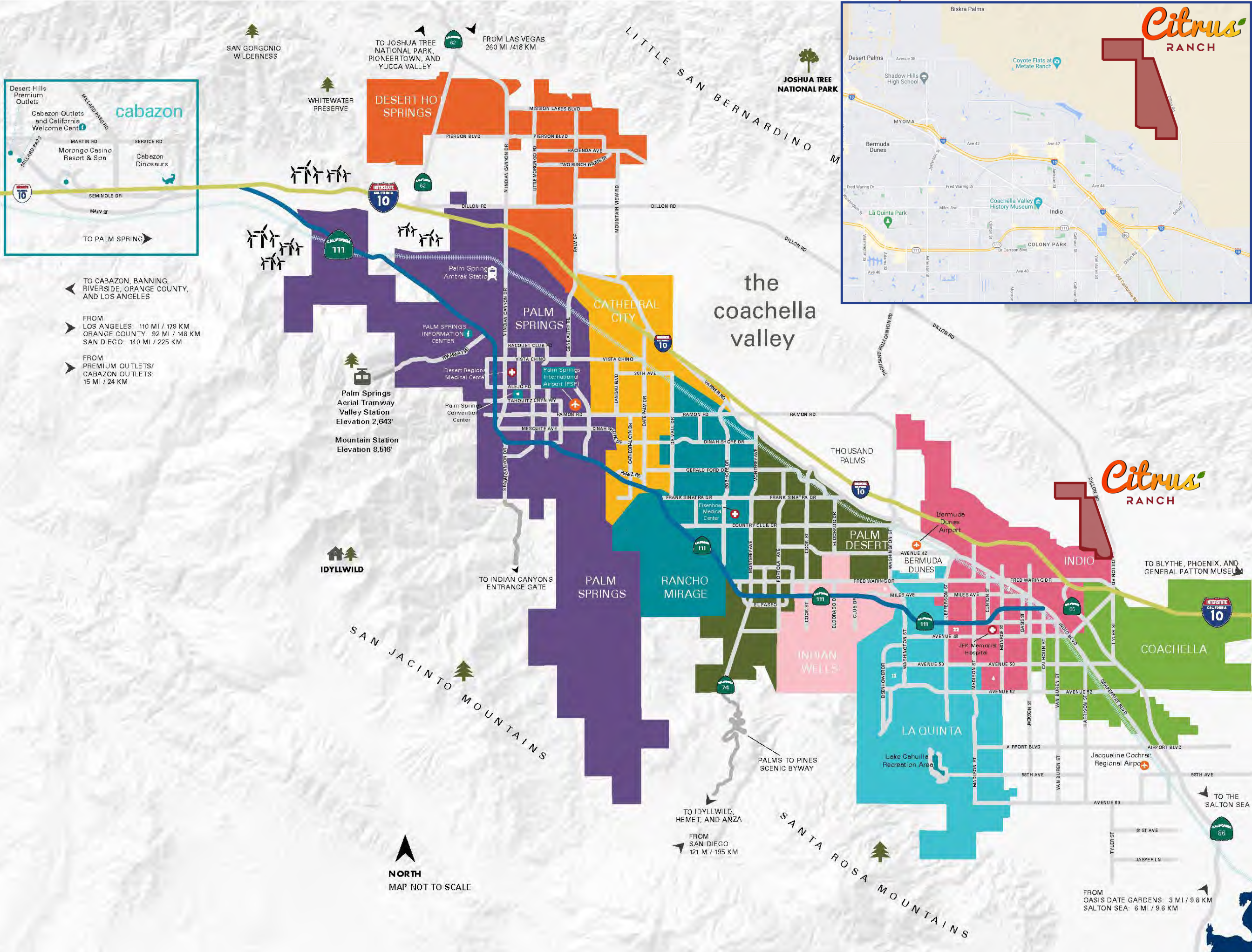
LAND USE

The Citrus Ranch Specific Plan Land Uses and Residential Summary are described in the following tables and illustrated in the Land Use Plan:

Land Use	Acres
Residential	576.0
Boutique Hotel	5.4
Clubhouse	6.0
Community Center	5.0
Open Space	520.6
Undisturbed Open Space	[186.7]
Wilderness Trails	[3.0]
Community Park	[6.1]
Neighborhood Park	[9.3]
Citrus Grove Paseos	[11.3]
Recreation OS Playfields	[56.2]
Dillon Road Landscape	[7.2]
Golf Course	[233.1]
SE Drainage Channel	[7.7]
Community Collector Streets	60.0
Dillon Road R.O.W.	3.9
Golf Course Maintenance Yard	1.6
Fire Station Site	2.0
Well Site	3.0
Total	1,183.5

RESIDENTIAL PLANNING AREA SUMMARY TABLE

Planning Area	Acres	Density Category	Target Number of Residences
1	5.00	LDR	11
2	4.90	LDR	10
3	5.90	LDR	15
4	15.20	MDR	89
5	16.80	MDR	107
6	9.50	LDR	41
7	24.00	MDR	127
8	7.10	MDR	34
9A	10.50	MDR	59
9B	10.00	HDR	135
10	15.50	HDR	232
11	9.60	HDR	144
12	17.70	HDR	236
13	29.40	MDR	143
14	15.10	LDR	56
15	27.40	MDR	134
16	14.30	LDR	60
17	34.50	LDR	92
18	18.70	LDR	80
19	24.80	LDR	79
20	25.10	LDR	94
21	20.00	LDR	74
22	27.70	LDR	103
23	38.10	LDR	162
24	43.60	MDR	211
25	19.30	LDR	82
26	34.70	MDR	167
27	31.20	MDR	167
28	20.40	MDR	109
(31*)	(5.4)	(LDR)	(22)
Total	576 (581.4*)		3,053 (3,075*)



cabazon

Desert Hills Premium Outlets

Cabazon Outlets and California Welcome Cent

MILLARD PASS

MARTIN RD

Morongo Casino Resort & Spa

SERVICE RD

Cabazon Dinosaurs

SEMINOLE DR

MAIN ST

TO PALM SPRING

TO CABAZON, BANNING, RIVERSIDE, ORANGE COUNTY, AND LOS ANGELES

FROM LOS ANGELES: 110 MI / 179 KM
ORANGE COUNTY: 92 MI / 148 KM
SAN DIEGO: 140 MI / 225 KM

FROM PREMIUM OUTLETS/ CABAZON OUTLETS: 15 MI / 24 KM

Citrus RANCH

Desert Palms

Avenue 36

Shadow Hills High School

MYOMA

Bermuda Dunes

Fred Waring Dr

La Quinta Park

Miles Ave

Coachella Valley History Museum

Indio

COLONY PARK

Dr Carreon Blvd

Ave 48

Ave 42

Ave 44

Ave 46

Old California St

California St

Van Buren St

Dillon Rd

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111

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Citrus RANCH

INDIO

TO BLYTHE, PHOENIX, AND GENERAL PATTON MUSEUM

TO THE SALTON SEA

FROM OASIS DATE GARDENS: 3 MI / 9.8 KM
SALTON SEA: 6 MI / 9.6 KM

NORTH

MAP NOT TO SCALE



Citrus
RANCH

Dillon Road

Golf Center Pkwy

Vista Del Norte

Quick-Quik CAR WASH
Walmart
Save money. Live better.
K
Arby's
Starbucks Coffee

BIG LOTS!
verizon
ROSS
DRESS FOR LESS
DUNKIN' DONUTS
DOLLAR TREE
Chipotle
Caribou
Pollo Loco

True Home Depot
McDonald's
Chevron
Burlington
usbank
WinCo FOODS
IHOP
CVS pharmacy
Party City
KFC
PETCO
TACO BELL
WABA
Oro Hawaiian BBQ

FANTASY SPRINGS
RESORT CASINO

Denny's
Food 4 Less
dd's DISCOUNTS
CARDENAS
AutoZone
IN-N-OUT BURGER
Farmer Boys

SPOTLIGHT CASINO 29

TA

CALIFORNIA
86

INTERSTATE
CALIFORNIA
10

CALIFORNIA
111

EDUCATION

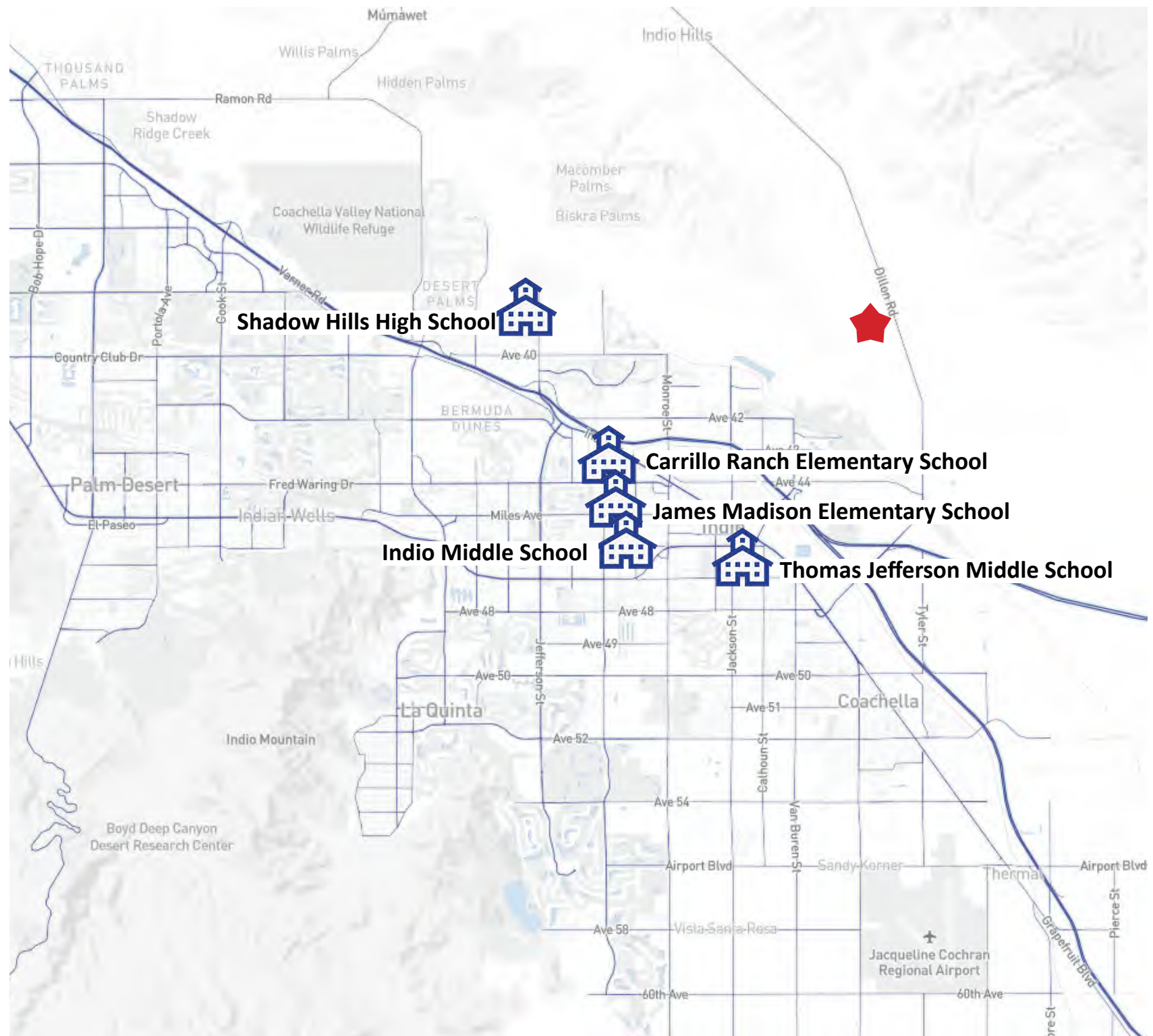
DISTINGUISHED SCHOOLS

The Desert Sands Unified School District serves the Indio community, providing quality education for students in grades K-12. Including Carrillo Ranch Elementary, Indio Middle School and Indio High School.

- **Carrillo Ranch Elementary School**
43775 Madison St, Indio, CA 92201
- **James Madison Elementary School**
80845 Ave 46, Indio, CA 92201
- **Thomas Jefferson Middle School**
83-089 CA-111, Indio, CA 92201
- **Indio Middle School**
81-195 Miles Ave, Indio, CA 92201
- **Indio High School**
27587 La Piedra Rd, Menifee, CA 92584
- **Shadow Hills High School**
39-225 Jefferson St, Indio, CA 92203

PRIVATE SCHOOLS

There are also several distinguished private schools in close proximity to the subject property. Including Desert Christian Academy which provides a faith-based education with a strong academic curriculum.



DEMOGRAPHIC OVERVIEW

2024 Summary

Population	94,302
Households	32,579
Median Age	39.2
Average HH Income	\$90,108



Indio, California, known as the “City of Festivals,” is a city located in Riverside County, in the Coachella Valley of Southern California. It is known for its vibrant music and arts scene, most notably as the home of the annual Coachella Valley Music and Arts Festival. The area enjoys a desert climate with hot summers and mild winters. The city is also rich in agricultural history and continues to produce a variety of crops, including dates, which are celebrated annually at the Riverside County Fair and National Date Festival. Indio offers a mix of cultural events, outdoor activities, and a growing community, making it a unique spot in the California desert region.

Citrus[®]

RANCH

DILLON ROAD, INDIO, CA

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