

# 4.96 AC COMMERCIAL LAND FOR SALE OR LEASE

NWC Varner Rd. & Boca Chica Trail, Thousand Palms, CA 92276



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**Zoning: MU (Mixed Use)**  
**Tremendous Highway Frontage**

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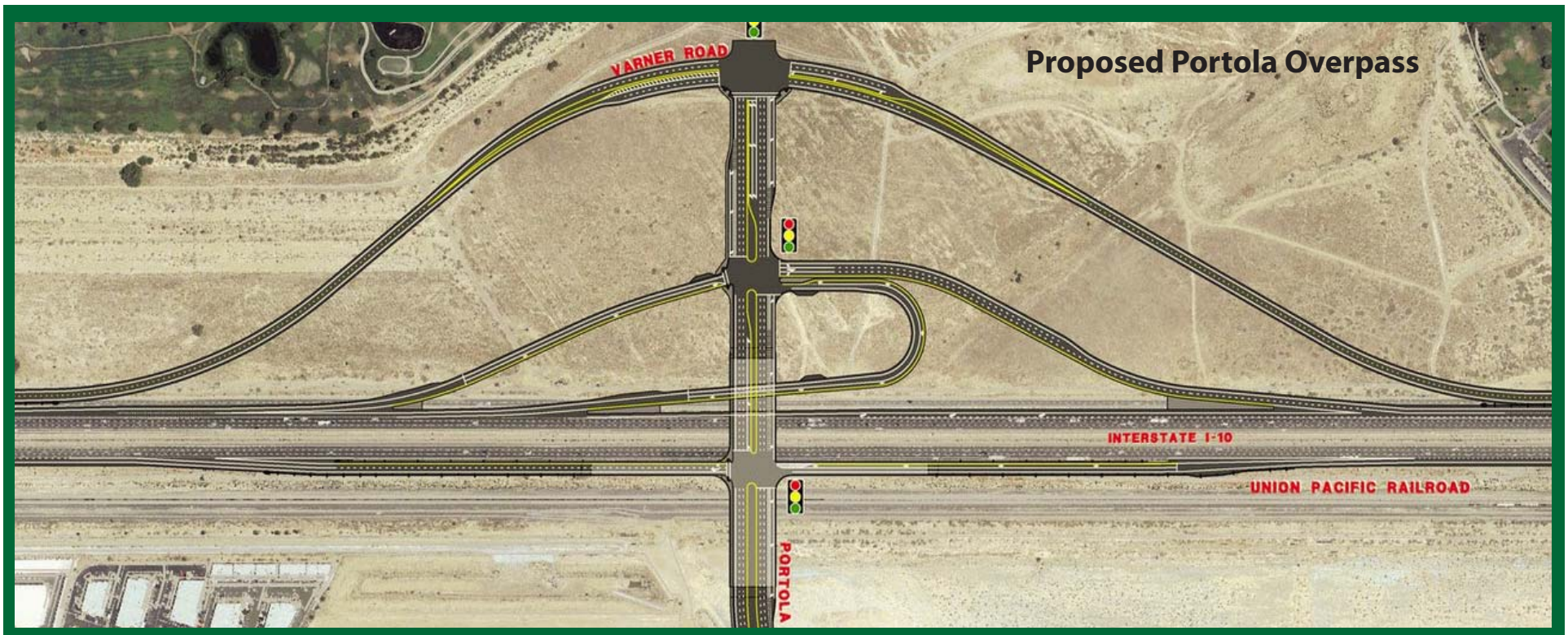
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SALES PRICE: ..... \$1,600,000  
PRICE PER SF: ..... \$7.40/SF  
LOT SIZE: ..... 4.96 AC (216,058 SF)  
APN: ..... 693-230-019  
ZONING: ..... MU (Mixed Use)

### Portola Interchange Project

The County of Riverside and City of Palm Desert, propose to construct a new interchange on I-10 at Portola Avenue. Project includes the construction of new structure crossing I-10 and the Union Pacific Railroad, (on and off ramps). Auxiliary lanes in each direction of I-10 between the new Portola Avenue ramps and the adjacent interchanges at Cook Street and Monterey Avenue would also be constructed.

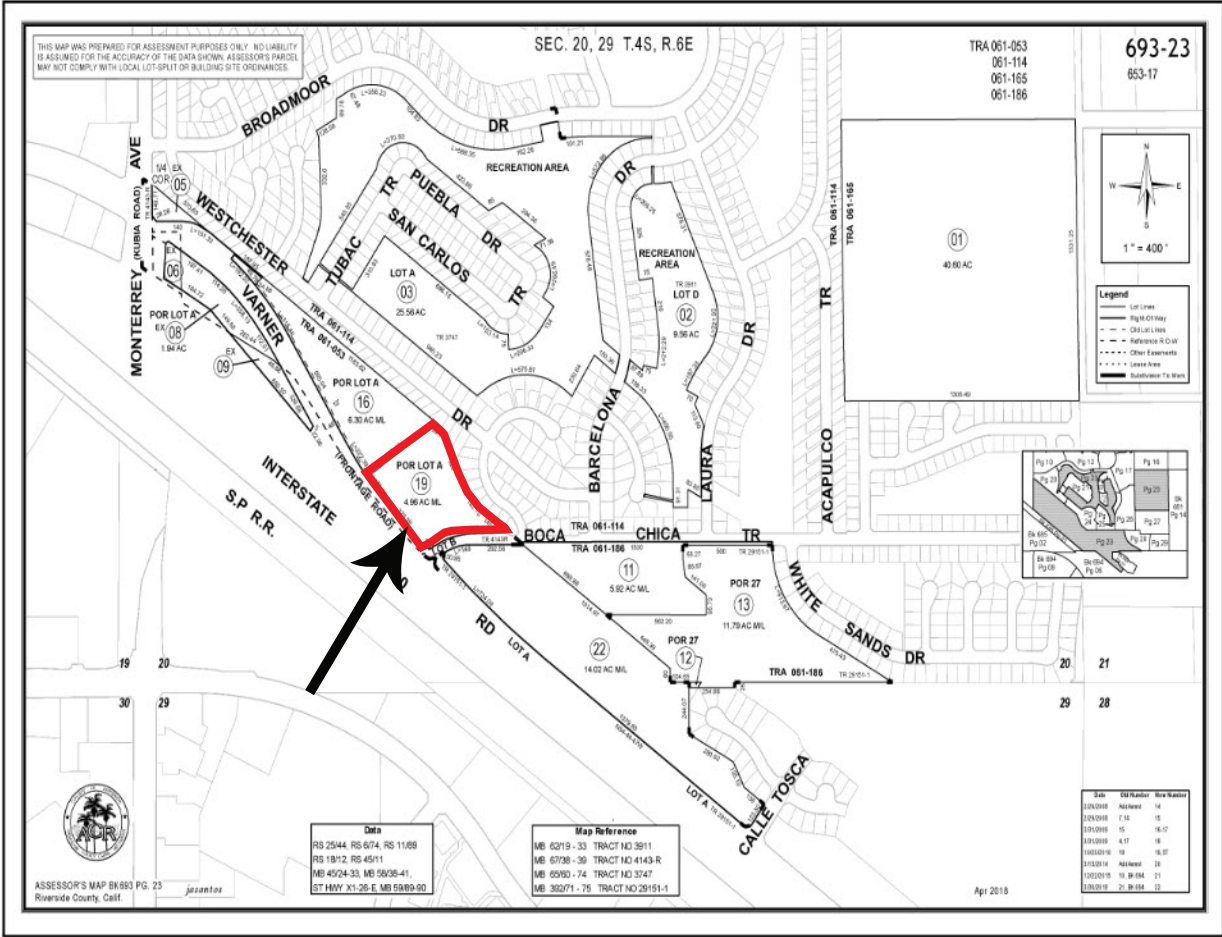


Disclaimer: Information has been secured from sources we believe to be reliable, however, Baxley Properties, Inc. cannot guarantee its accuracy.

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**PLAT MAP: APN: 693-230-019 - 4.96 Ac (216,058 SF)**



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