

# TWO 0.53 ACRE LOTS | LIGHT INDUSTRIAL LAND FOR SALE

72055 & 72087 Watt Court, Thousand Palms, CA 92276



PRICE PER LOT  
**\$299,999**



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# PROPERTY OVERVIEW

**TWO 0.53-ACRE LOTS | FOR SALE**  
72055 & 72087 Watt Court, Thousand Palms, CA 92276

## PROPERTY HIGHLIGHTS

City:	Thousand Palms (Unincorporated) within the sphere of influence of Cathedral City
County:	Riverside County
APN's:	650-380-014, 650-380-015
Land Lease Type:	Fee Land
Lot size:	0.53 acres each lot (totaling 1.06 acres)
Approved:	9,954 SF Warehouse Building - PPT220041
Land Use:	LI-Light Industrial
Utilities:	Located within close proximity of subject property Sewer/Water: CVWD Power: IID
Cross Street:	Rio Del Sol
Zoning:	M-SC, Manufacturing Service Commercial

### Manufacturing Service Commercial Zoning

It allows for a variety of manufacturing and service-oriented businesses, including warehouses, distribution centers, light industrial facilities, and research and development labs. Other uses like Office buildings, Retail stores (up to 10,000 square feet), and Restaurants (up to 5,000 square feet) are also permitted.

M-SC zoning is a relatively new zoning designation in Thousand Palms. It was adopted in 2018 in an effort to encourage economic development and create jobs in the community.



PHOTOS

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# AERIAL

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# AERIAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population:	3,326	22,450	91,034
Households:	863	8,887	36,558
Median HH Income:	\$72,425	\$79,399	\$69,464
Traffic Count	I-10 ±99,045 ADT		

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**Central Valley Location | Thousand Palms, CA.** A business owner could not ask for a better location in the Coachella Valley than Thousand Palms.

Thousand Palms is experiencing growth:

- **Majestic-Thousand Palms:** The Project involves the proposed development of a 1,238,992 square foot (SF) warehouse building and a potential Imperial Irrigation District (IID) joint electric substation on an 83.0-acre property located on the northeast corner of Rio Del Sol and 30th Avenue in the Thousand Palms community of unincorporated Riverside County in the City of Cathedral City's sphere of influence.
- **Classic Club:** With its championship golf course and gourmet Bellatrix Restaurant, will soon see construction begin on the five-star Aventerra Hotel & Resort including 2,500 additional residential units, offices, and a shopping center with major retail attractions.
- **Downtown:** The County recently constructed the brand new Roy Wilson Fire Station with the largest fire-training center in the Inland Empire, a center tied to College of the Desert.
- **Schools in Thousand Palms** include the public Della Lindley Elementary School and the private Xavier College Preparatory High School. Among the colleges in close proximity are Cal State San Bernardino, the University of Riverside Desert Campus, Chapman University College and the College of the Desert.

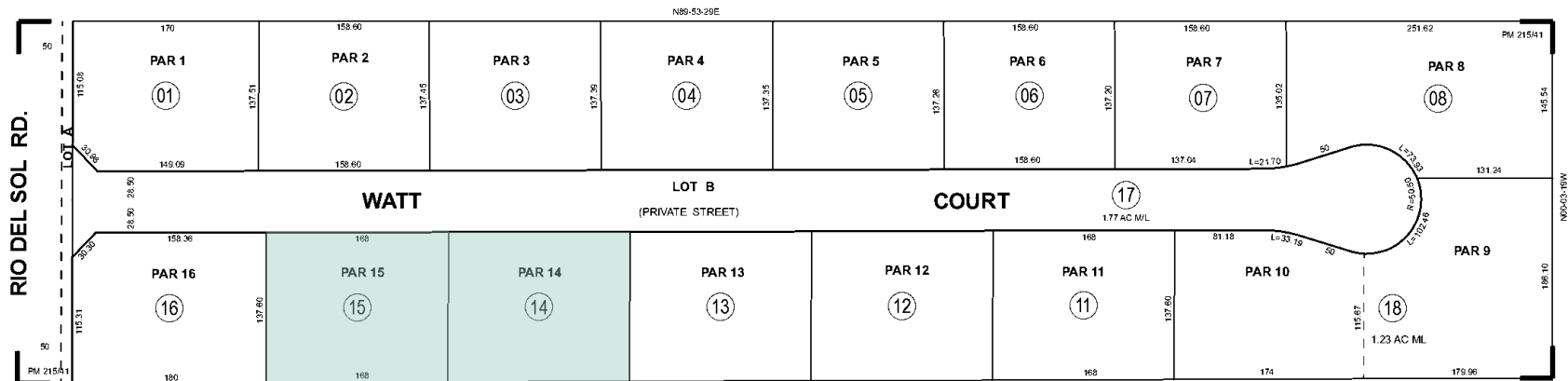
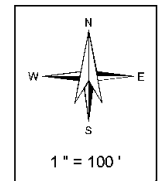


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

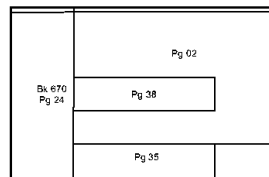
POR. NW 1/4 SEC. 18 T.4S, R.6E

TRA 061-184

650-38  
650-02



Legend	
—	Lot Lines
—	Right-Of-Way
- - -	Old Lot Lines
- - -	Reference R.O.W
- - -	Other Easements
• • • • •	Lease Area
—	Subdivision Tie Mark



Map Reference  
PM 215/41 - 43 PARCEL MAP NO. 32789

May 2017

Date	Old Number	New Number
4/18/2017	9-10	18



ASSESSOR'S MAP BK650 PG. 38  
Riverside County, Calif.

jasantos

## YOUR ADVISORS



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