

HOT MINERAL WATER/GEOTHERMAL POTENTIAL 641.39 AC SALTON SEA



84301 SYSTEM RD. (CANAL RD.), RIVERSIDE COUNTY, CA

FEATURES

- Approved CUP for 13,839 SF water desalination facility powered by 100% renewable energy
- Price includes 13,839 SF warehouse ready to construct, plans & materials
- Close proximity to power infrastructure and fiber optics
- Situated in an area known for abundant geothermal energy, offering potential for renewable energy projects & data centers
- Located in the 14,000 acre Dos Palmas Preserve Area
- Canal Road connects to the legendary Bradshaw Trail for ATV and off road enthusiasts

PRICE: \$650,000 (\$1,013 PER AC)

REDUCED FROM \$775,000 (\$1,208 PER AC)



VICINITY MAP



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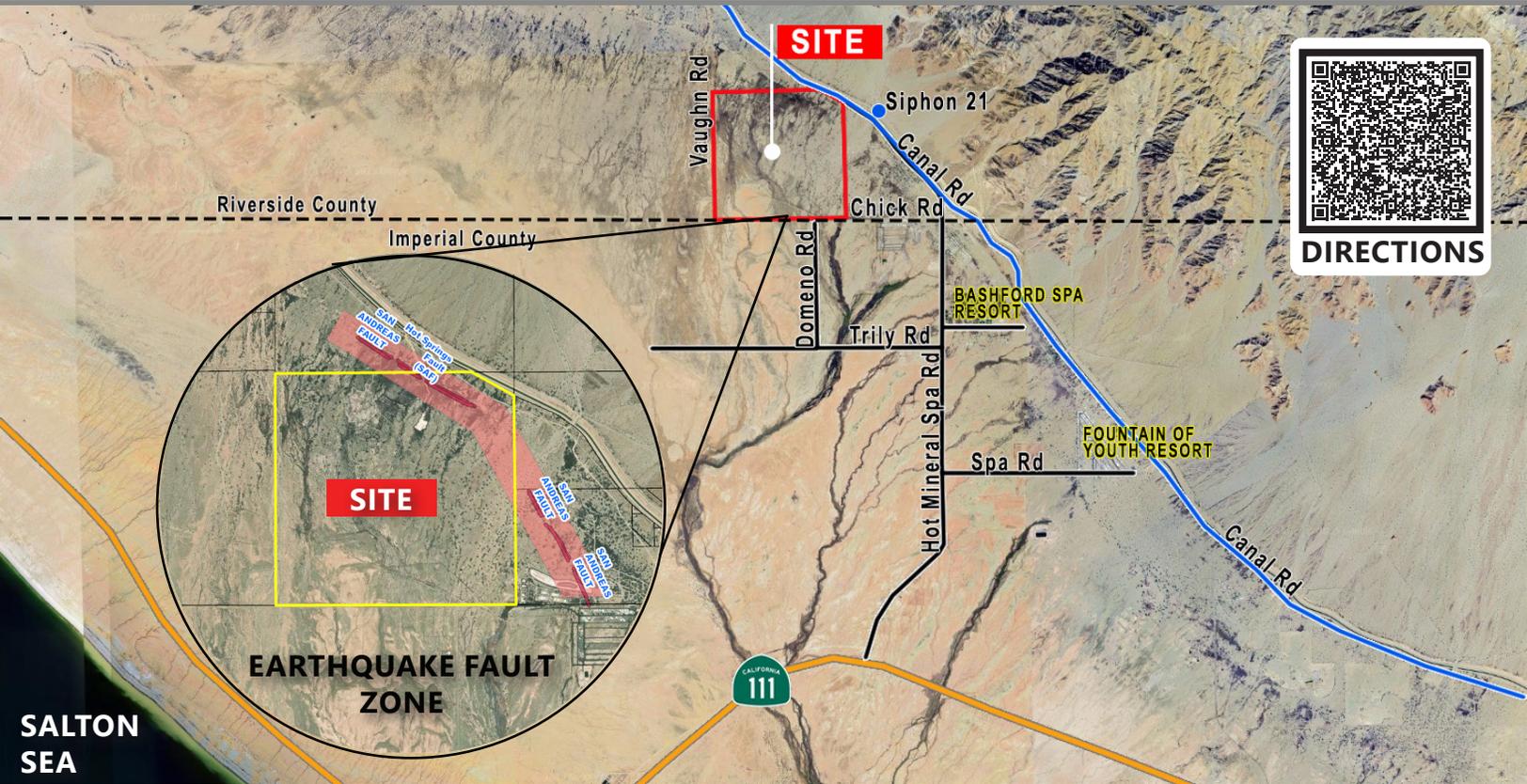
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641.39 AC GEOTHERMAL POTENTIAL RIVERSIDE COUNTY AERIAL & SITE AMENITIES



Directions: From Interstate-10, take Expressway 86 South for 12 miles. Turn left (east) onto 66th Avenue towards Highway 111. In .7 mile turn right onto Highway 111 and travel 29 miles to Hot Mineral Spa Rd, turn left (north). On Mineral Spa Rd travel for 2.9 miles to Canal Rd. Merge onto Canal Rd 1/2 mile past Siphon 21. Property is on your left side (west).

SITE AMENITIES

- **Location:** The property is located at the south side of Coachella Canal Rd., 1 mile northwest of Hot Mineral Spa Road, in the Salton Sea area of Riverside County.
- **APN:** 731-170-001
- **Parcel Size (per County Assessor's Information):** 641.39 AC
- **Zoning:** [Click here to view W-2 \(Controlled Development\)](#)
- **General Plan:** [Click here to view OS-RUR \(Open Space Rural\)](#)
- **Current Use:** Vacant Land
- **Utilities:** Non working well, 678 feet
- **Earthquake Fault Zone:** Yes, northeast side of property
- **Elevation:** 40 to -80
- **Multi-Species:** Yes, Dos Palmas Conservation Area
- **Terms:** Cash
- **Comments:** The area is renowned for its diverse hot springs and geothermal energy. Looking for land with green energy potential? This prime parcel offers a rare opportunity to harness geothermal energy - perfect for forward-thinking investors, data centers and energy investors. Approximately 16 miles from the community of North Shore. In the area of Hot Mineral Spa RV Resorts.

STUDIES

- Biological Resources Assessment & Coachella Valley Multiple Species Habitat Conservation Plan Compliance Report
- Geology / Soils
- Hydrology Study / Water Quality
- Phase I Environmental Site Assessment
- Paleontological Resources
- Tribal Cultural Resources
- Mandatory Findings of Significance
- Site & Concept Grading Plan
- Boundary / Topo Plan
- Historical / Archaeological Resources Report

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.