

FOR SALE 3.10 ACRES

34044 Bob Hope Dr, Rancho Mirage, CA



FEATURES: 3.10 ACRES ON THE MAIN THROUGHFARE OF BOB HOPE DRIVE, IN RANCHO MIRAGE, CA



Doug Montgomery
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- ◆ The property is located on the east side of Bob Hope Drive, 1 mile south of Interstate 10. The property benefits from being positioned on this popular thoroughfare, which is used frequently to access Palm Desert, Rancho Mirage and Indian Wells. The subject property is well positioned for visibility by travelers using this corridor. Listing price: \$3,999,000

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

Development Near Subject Property



Concept art of the housing and other developments surrounding the artificial lagoon in the new Storyliving by Disney master-planned community in Rancho Mirage.

[StorylivingbyDisney.com](https://www.storylivingbydisney.com)



NEW ADVENTURES IN LUXURY: This exciting project has broken ground and is ± one mile from the subject property



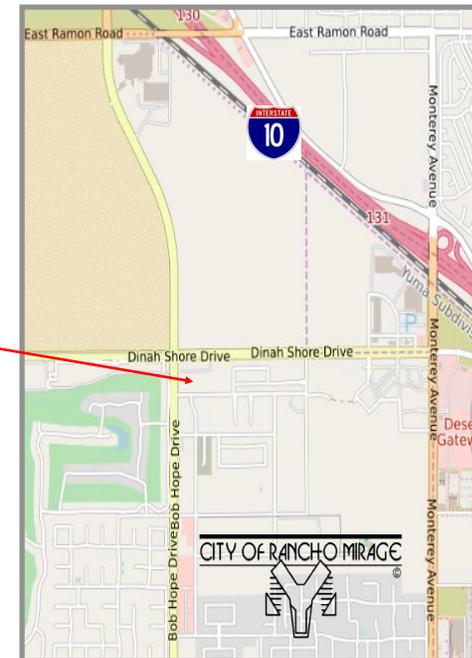
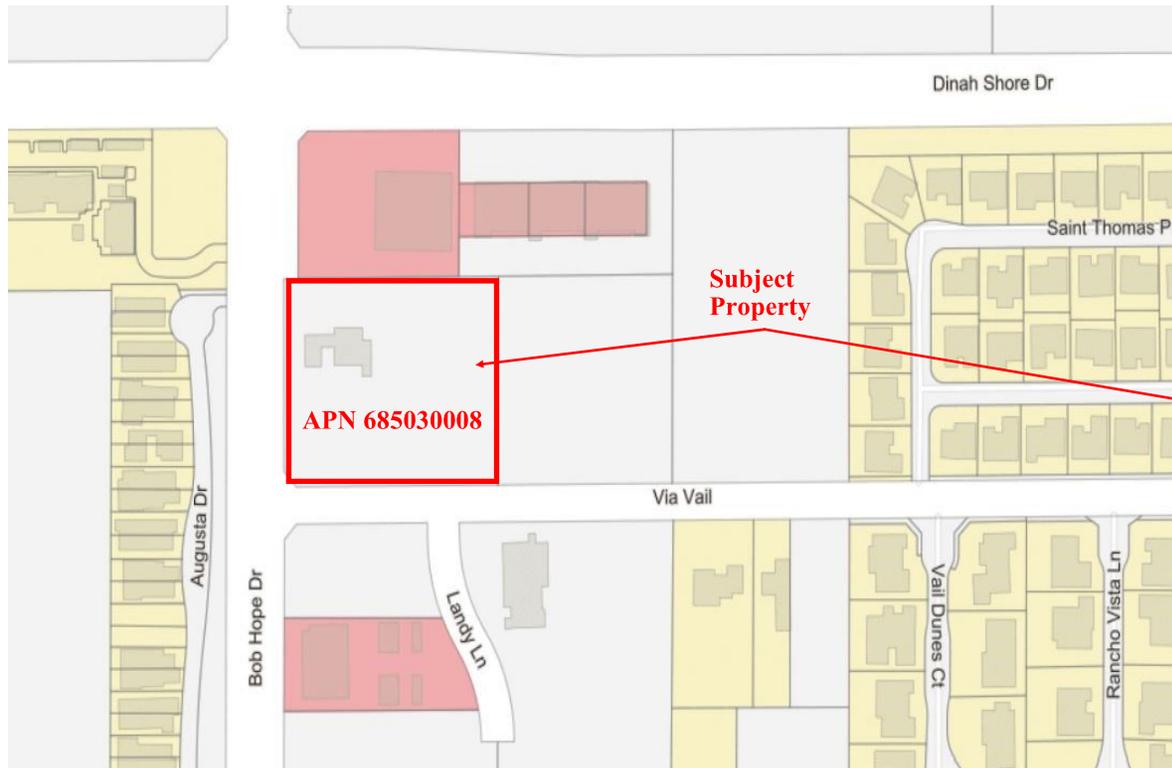
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- ◆ DMB Development of Scottsdale broke ground on the 618-acre, master-planned development in April 2023.
- ◆ The project has received approvals to build a town center, a 400-room hotel, 1,900 residential homes, and more than 175,000 square feet of commercial buildings around a 24-acre artificial lagoon.

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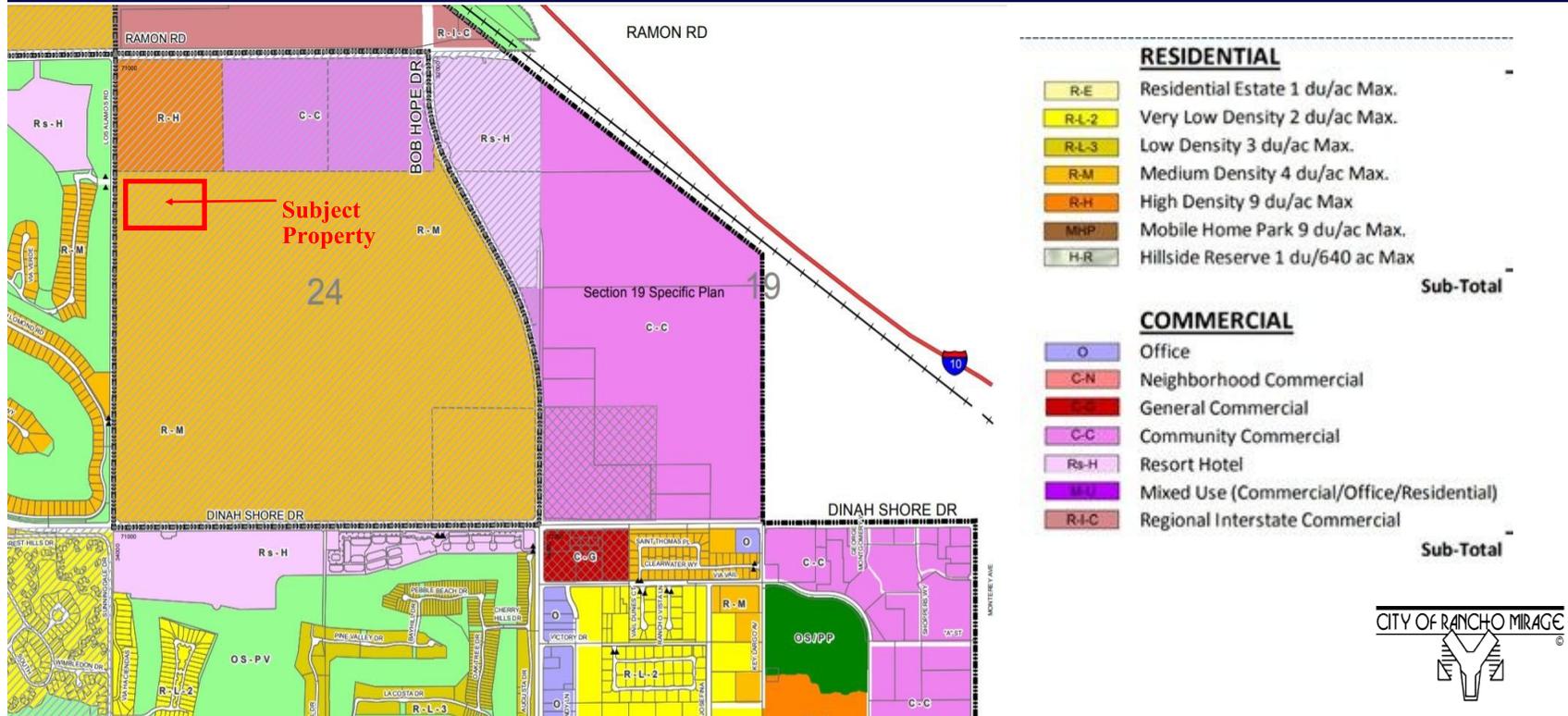
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- ◆ Riverside County: APN 685-030-008
- ◆ Legal: 3.10 Acres, 135036 SF, Assessors Maps M/L In Por Nw 1/4 O Sec 30 T4s R6e
- ◆ Residential Use/ Zoned Commercial / ± 380 Feet of Frontage
- ◆ Listing price: \$3,999,000

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