

TWO 0.53 ACRE LOTS | LIGHT INDUSTRIAL LAND FOR SALE
72055 & 72087 Watt Court, Thousand Palms, CA 92276



PRICE PER LOT
\$299,999



KATE RUST
Executive Vice President
DRE# 01267678
kate@wilson-meade.com
760-409-1532

CAMERON RAWLINGS
Partner
DRE# 02102158
crawlings@wilson-meade.com
760-534-2584

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
wilson-meade.com | CalDRE# 02051182

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

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



KATE RUST
kate@wilson-meade.com
760-409-1532

CAMERON RAWLINGS
crawlings@wilson-meade.com
760-534-2584

WILSON MEADE COMMERCIAL REAL ESTATE | 2026

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

AERIAL

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



KATE RUST
kate@wilson-meade.com
760-409-1532

CAMERON RAWLINGS
crawlings@wilson-meade.com
760-534-2584

WILSON MEADE COMMERCIAL REAL ESTATE | 2026

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.



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		

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.

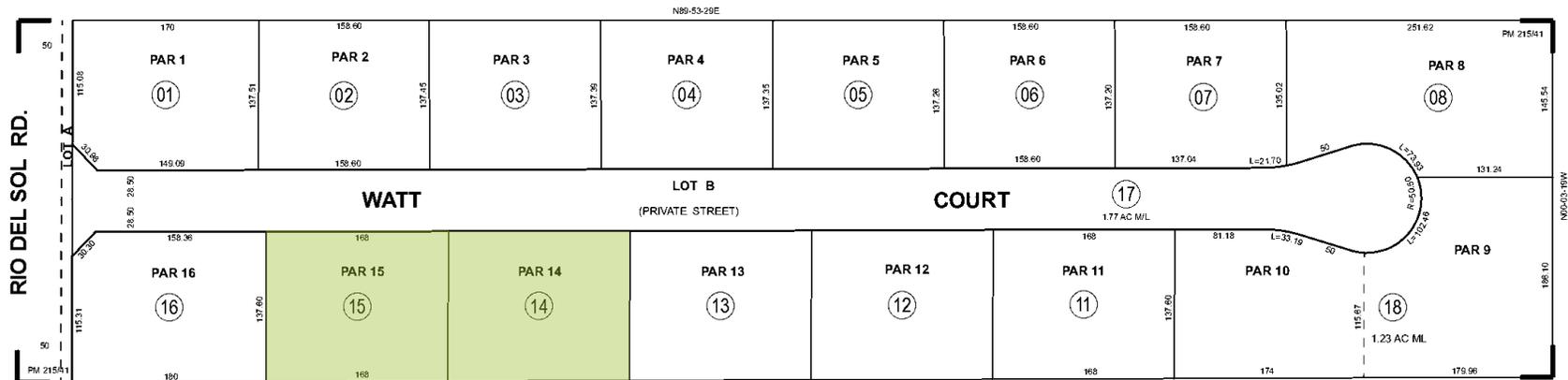
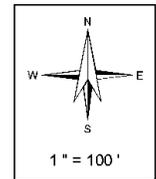


POR. NW 1/4 SEC. 18 T.4S, R.6E

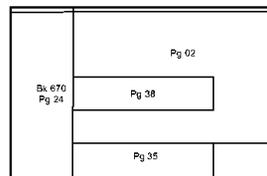
TRA 061-184

650-38
650-02

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.



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



KATE RUST

Executive Vice President
DRE# 01267678
kate@wilson-meade.com
760-409-1532



CAMERON RAWLINGS

Partner
DRE# 02102158
crawlings@wilson-meade.com
760-534-2584



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

COPYRIGHT NOTICE

© 2026 Wilson Meade Commercial, Inc. All Rights Reserved.
Wilson Meade Commercial, INC. Broker Lic. 02051182
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
Phone Number: 760-837-1880 | wilson-meade.com