

10 ACRES POTENTIAL INDUSTRIAL LAND

NORTH PALM SPRINGS



NORTH DILLON RD & WEST NORTH INDIAN CANYON DR, NORTH PALM SPRINGS, CA

FEATURES

- Discover a lucrative investment opportunity with this expansive vacant land parcel
- Strategic Location, situated in close proximity to proposed warehouse developments, this land is poised to become a vital part of a burgeoning industrial district
- This land is ideal for businesses seeking to establish a presence in a robust industrial general plan
- Vacant Land with Industrial General Plan Potential
- This land offers a blank canvas for your industrial dreams

ASKING PRICE: \$195,000(\$19,500/AC)

COACHELLA VALLEY



VICINITY MAP



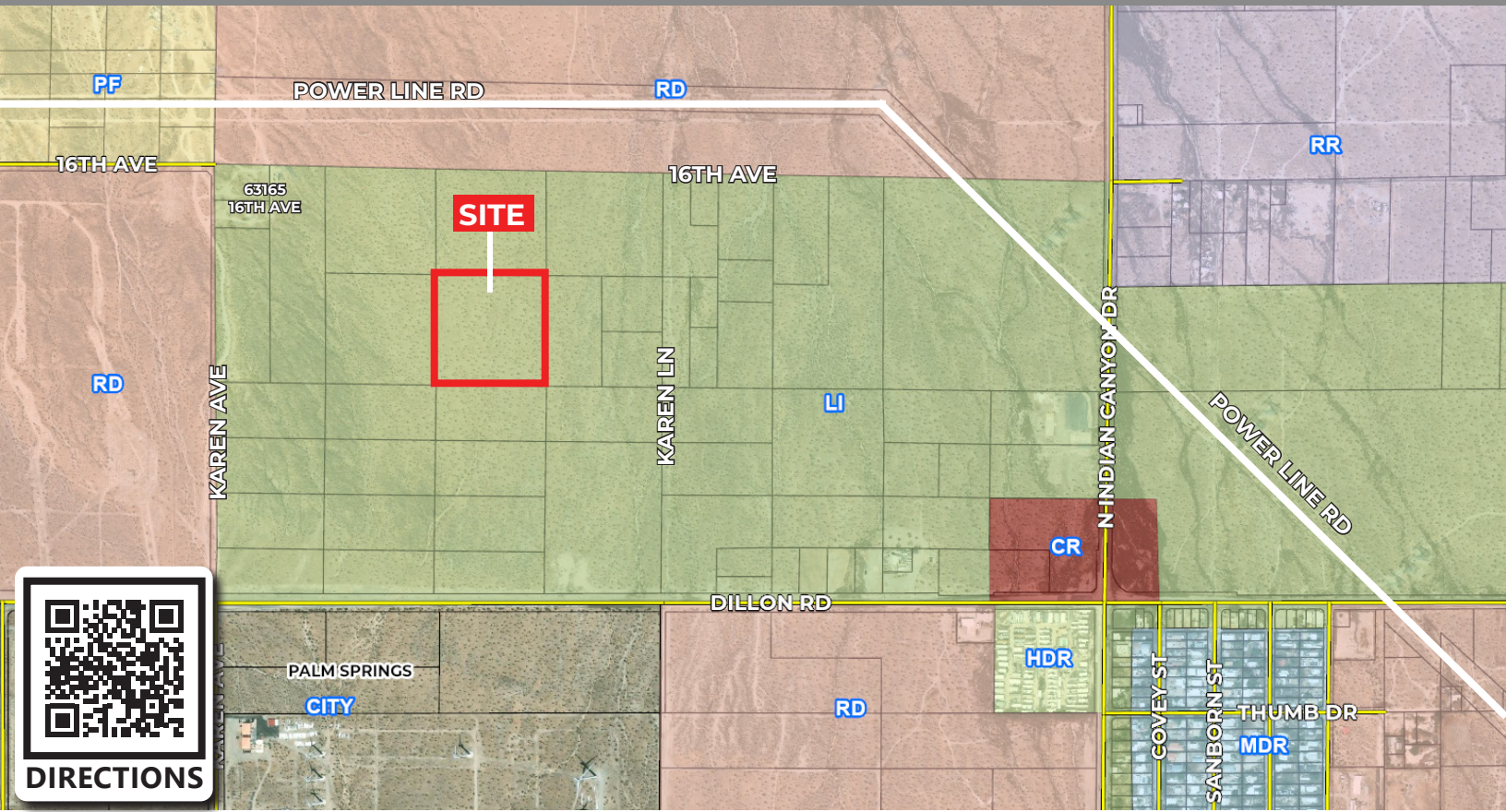
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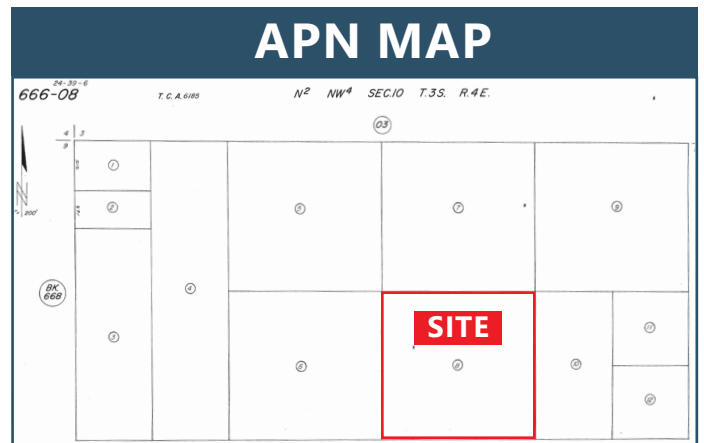
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GENERAL PLAN AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** North side of Dillon Rd, just west of North Indian Canyon Drive in the unincorporated area of Riverside County. North Palm Springs area.
- **Zoning:** W-2 Controlled Development
- **General Plan:** LI – Light Industrial
- **APN:** 666-080-008
- **Parcel Dimensions:** 1,320' x 1,320'
- **Parcel Size (According to County Assessor's Info):** 10 acres
- **Site Improvements:** None
- **Adjacent Uses:** Vacant Land
- **Opportunity Zone:** None
- **Flood Zone:** None
- **Earthquake Fault Zone:** None
- **Topography:** Flat
- **Multi-Species:** None
- **Terms:** Cash, Owner may carry with 35% down at 8% int for 5 yrs



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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.