

# 25 AC EXCLUSIVE ESTATE LOT OPPORTUNITY IN MAJESTIC CAHUILLA HILLS



71231 CHOLLA WAY, CAHUILLA HILLS, CA

## FEATURES

- Located in the South Palm Desert area of Cahuilla Hills, this 25-acre site presents the opportunity to build a custom estate with unobstructed views of the desert mountainscape
- Minutes away from the renowned El Paseo Shopping District, home to Gucci, Louis Vuitton, Saks Fifth Avenue, Mastro's Steakhouse, and more
- Positioned amidst the scenic desert landscape, the property's secluded location offers optimum privacy and stellar mountain vistas
- Surrounded by prestigious, exclusive communities such as Bighorn Golf Club, Ironwood Country Club, and The Reserve Club
- [Click to view photos](#)

**PRICE: \$6,250,000 (\$250,000/AC)**

## PROPERTY PHOTO



  
**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE

3/12/25 JC



**SUSAN HARVEY**

DRE #00957590  
susan@dppllc.com  
Cell: 760.250.8992

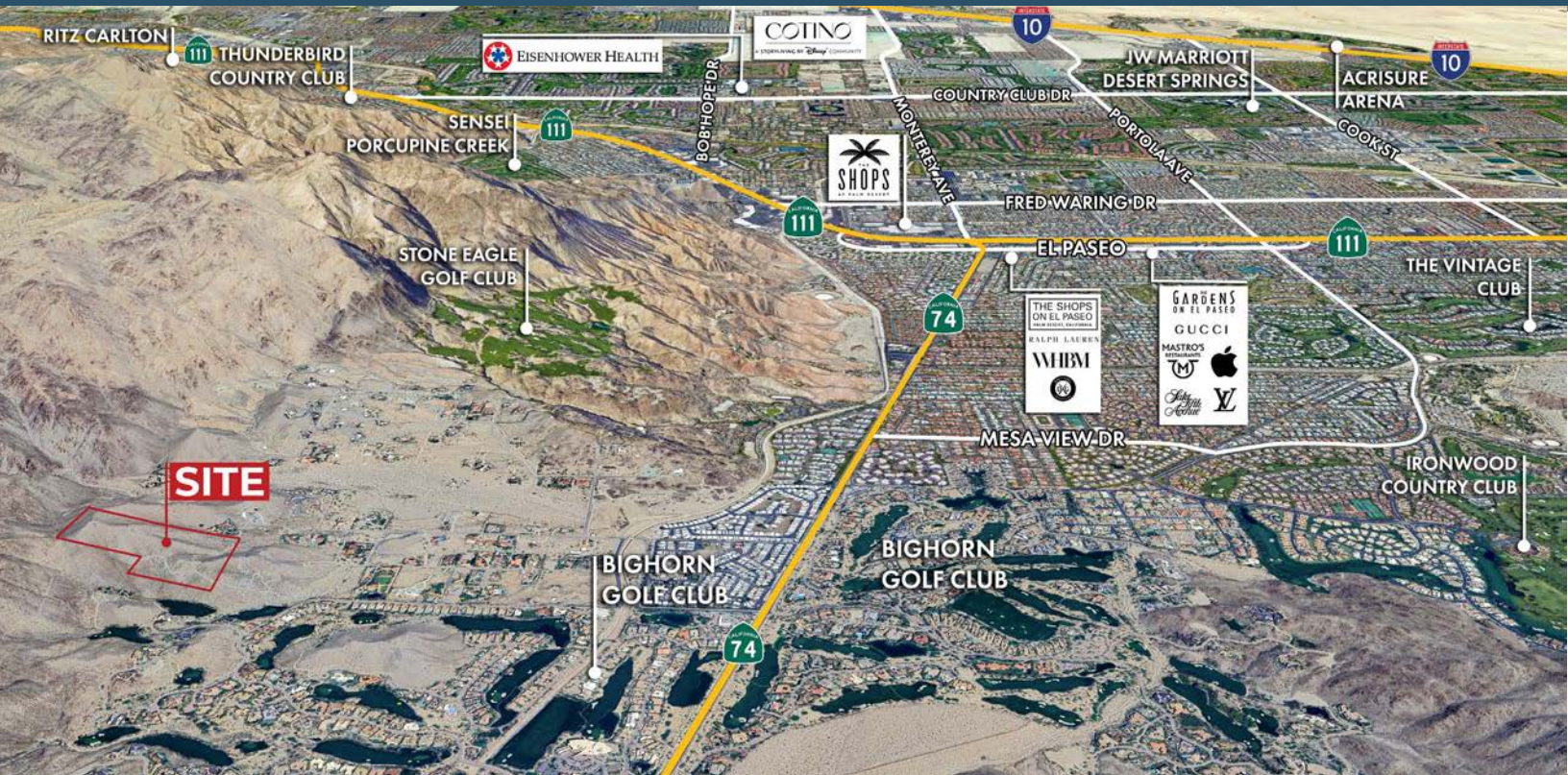


**EMILY HARVEY**

DRE #02229612  
emily@dppllc.com  
Cell: 760.636.3500

**DesertPacificProperties.com 760.360.8200**

# 25 AC EXCLUSIVE ESTATE LOT OPPORTUNITY IN MAJESTIC CAHUILLA HILLS

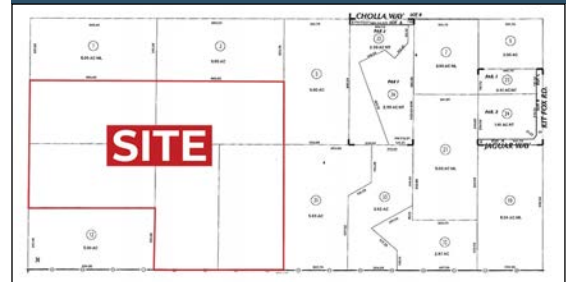


**Directions:** From I-10, exit on Monterey Ave. Turn right and continue straight for about 8.6 miles onto Monterey Ave/Highway 74. Turn left onto Cahuilla Way. Continue straight and street converts to Cholla Way.

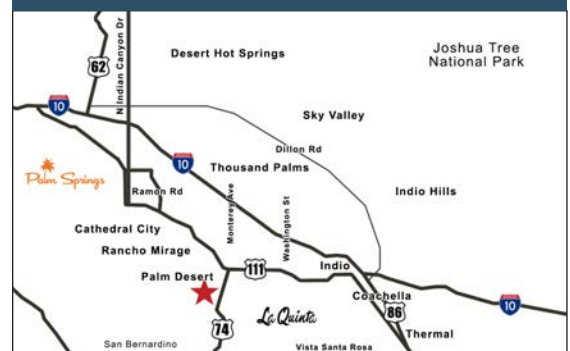
## SITE AMENITIES

- **Location:** Property is located south of Cholla Way & west of Highway 74 at 71231 Cholla Way in Cahuilla Hills
- **APN:** 628-380-002, 004, 011, 013, 014
- **Parcel Size (According to County Assessor's Information):** 25 AC
- **Zoning:** [Click here to view R-1-10 \(One Family Dwellings, 10-acre min. lot size\)](#)
- **General Plan:** [Click here to view RM \(Rural Mountainous, 10-acre min. lot size\)](#)
- **Utilities:**  
Electrical: TBD  
Water: 6" line south of Cholla Way (in front of the property)  
Sewer: No sewer in the area
- **Terms:** Cash
- **Comments:** This is an amazing opportunity to acquire a one-of-a-kind estate lot with unrivaled views. This captivating setting will take you to a place where you can refresh, relax and leave your worries behind in a world that feels a million miles away from the hustle and bustle, yet is just a five minute drive to the fine dining and shopping of the acclaimed El Paseo Drive. The Santa Rosa Mountains form a unique enclave that offers privacy, beauty, and tranquility.

## PARCEL MAP



## VICINITY MAP



760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.