

# FALCON RIDGE ESTATES

79.23 AC NORTH OF HACIENDA DRIVE, DESERT HOT SPRINGS



END OF DON ENGLISH WAY, DESERT HOT SPRINGS, CA

## FEATURES

- Proposed for 31 Custom Estate Lots (expired)
- Set against the stunning backdrop of Joshua Tree National Park
- Just west of the Long Canyon Trailhead linking Desert Hot Springs into Joshua Tree
- Among the highest elevation in the entire city -
- 360-degree views stretching from San Jacinto Mountains across the entire Coachella Valley
- Lender Owned – Last sold 2009 for \$2,500,000

**ASKING PRICE: \$750,000 (\$9,466/AC)**

*Reduced From \$1,103,000 (\$13,921/AC)*



VICINITY MAP



12/1/25 SA



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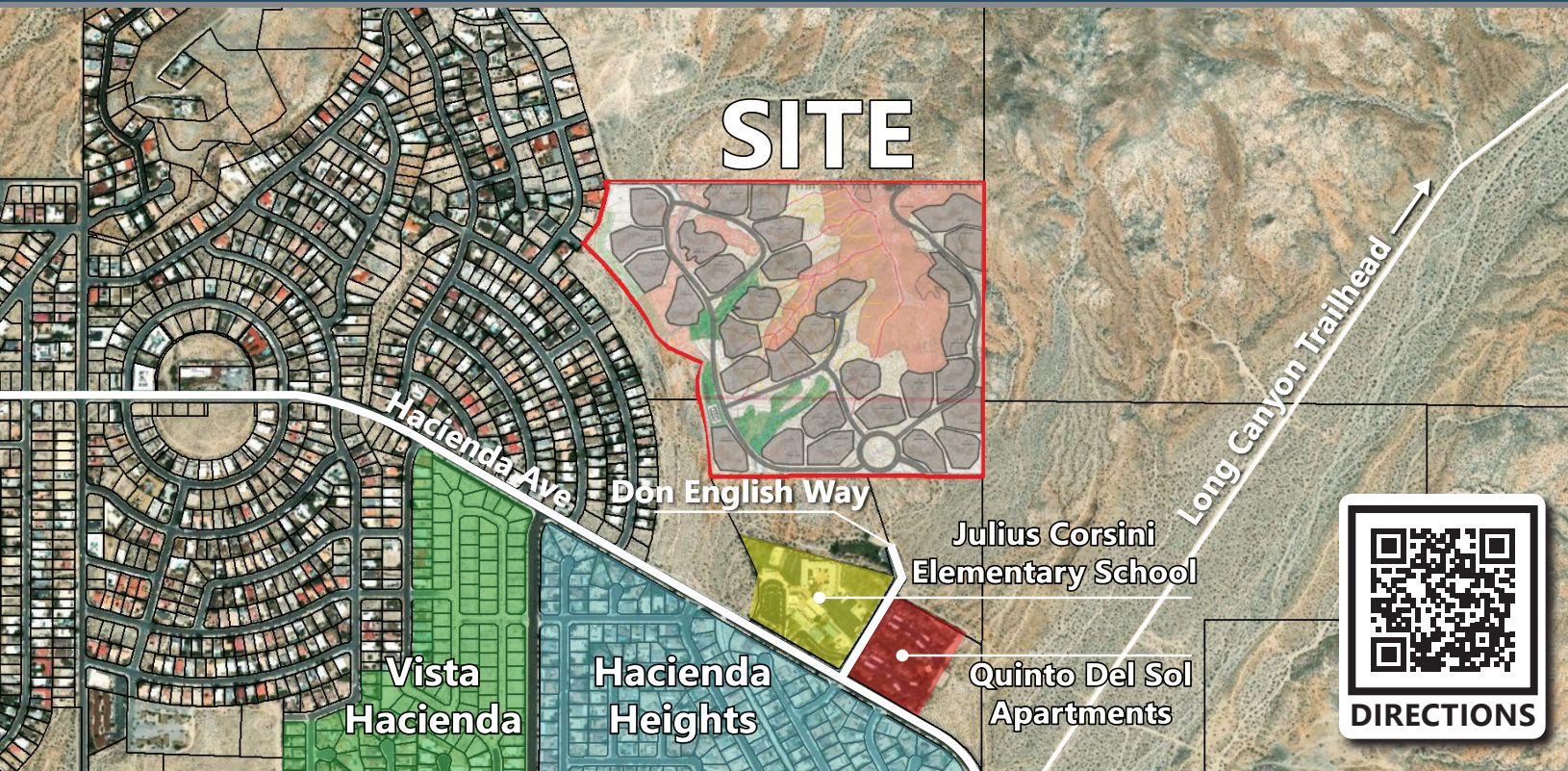
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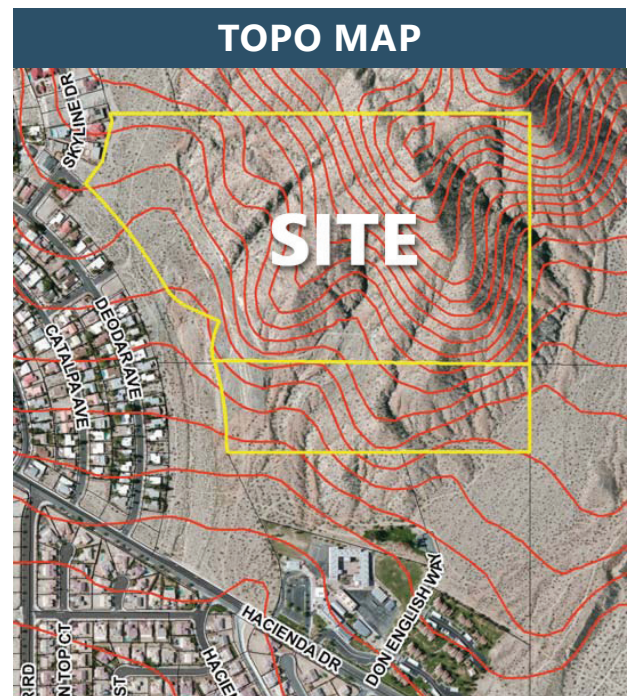
## AERIAL & SITE AMENITIES



**Directions:** From I-10 exit at Palm Drive, turn left (north) on Palm Drive over freeway go approximately 3 miles to Dillon Road, turn right (east) on Dillon Road for 1.5 miles. Turn left (north) on Mountain View Road for 2 miles to Hacienda Avenue. Travel 1 mile and turn left on Don English Way. Go to the end of the road and the property in straight ahead.

## SITE AMENITIES

- **Location:** The property is located on the north side of Hacienda Drive at the end of Don English Way in Desert Hot Springs, CA.
- **Zoning:** R-RD Residential Rural Desert 1 DU/5 acres (Will need General Plan Amendment to develop 31 estate lots)
- **APN:** 644-120-003; 644-210-005    **Parcel Size:** 79.23 Acres
- **Utilities:**  
Electric: on Don English Way.  
Domestic Water: 10" water line on Hacienda Dr.  
Sewer: 8"-12" line on Hacienda Dr.
- **Highest/Best Use:** Custom Estate Lots or Secluded Getaway Ranch
- **Current Use:** Vacant Land
- **Flood Zone:** Partially in the 100/500 YR Zone (West side of property)
- **Adjacent Use:** Eastside Neighborhood Park, Desert Rotary Dog Park, Julius Corsino Elementary School and Quinto del Sol Apartments
- **Topography/Elevation:** Elevation ranges from 1,360 feet at the southern end to as high as 1,640 feet on the highest point of the ridge.
- **Multi-Species:** No
- **Terms:** Cash, Seller Financing Negotiable
- **Comments:** Falcon Ridge Estates is ideal for custom estate lots or a secluded getaway ranch. The property is located on one of the highest ridges in Desert Hot Springs which offers dramatic unencumbered views of the San Geronio, San Jacinto Mountains, and Joshua Tree National Park. Desert Hot Springs is a friendly small town atmosphere, that is sitting over on the worlds finest natural hot mineral water aquifers.



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