

# 15 ACRES VACANT LAND

APN: 666-260-001, NORTH PALM SPRINGS, CA 92258

**FOR SALE**  
**\$950,000**



*Approximate boundaries shown. Confirm with survey.*

**Heath Wilson**

Vice President

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**WM WILSON MEADE**  
COMMERCIAL REAL ESTATE

72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270

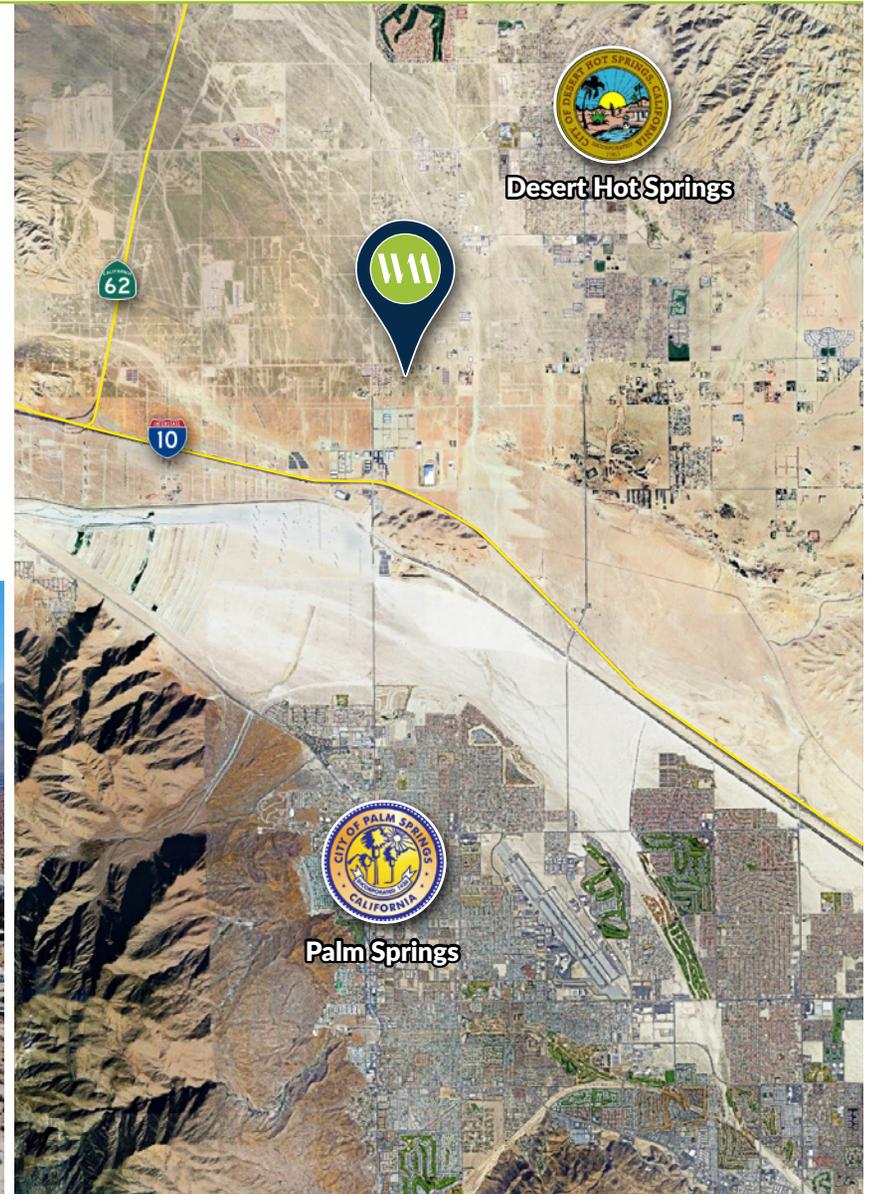
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## PROPERTY HIGHLIGHTS

- Size:** 15 acres / 653,400 sq. ft.
- APN:** 666-260-001
- City:** North Palm Springs, CA 92258
- County:** Riverside County
- Type:** Unimproved Land
- Zoning:** R-1/W-2; R-1 Zoning (One-Family Residential)  
W-2 Zoning (Controlled Development Areas)
- Uses:** R-1: Single-family homes, non-commercial agriculture, horses  
W-2: Controlled Development Area – specific permitted uses; may include R-1 or other zone uses under conditions



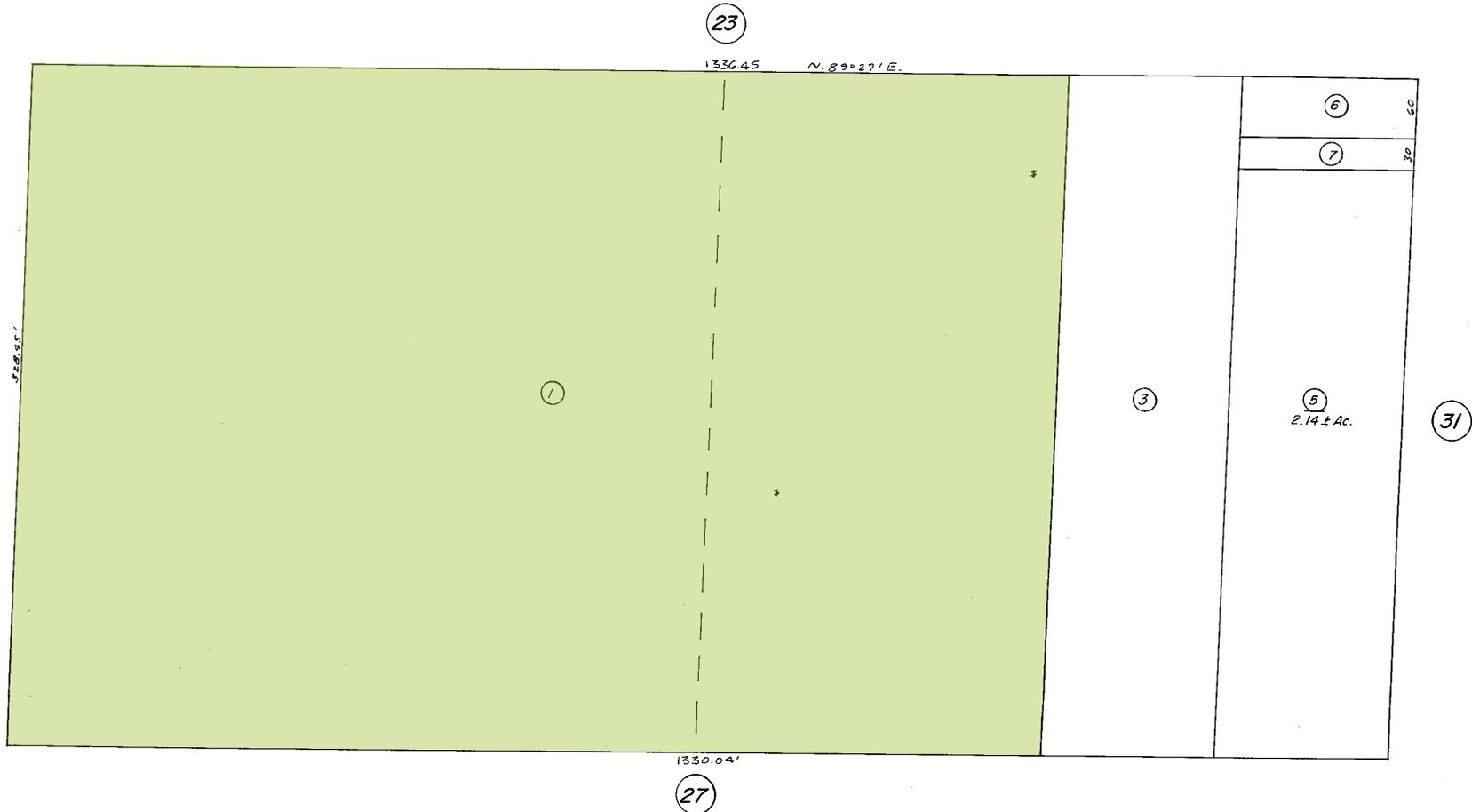
Approximate boundaries shown. Confirm with survey.



24-39-1  
**666-26**

T. C. A. 6185

N<sup>2</sup> SE<sup>4</sup> SW<sup>4</sup> SEC. 11 T. 3S. R. 4E.



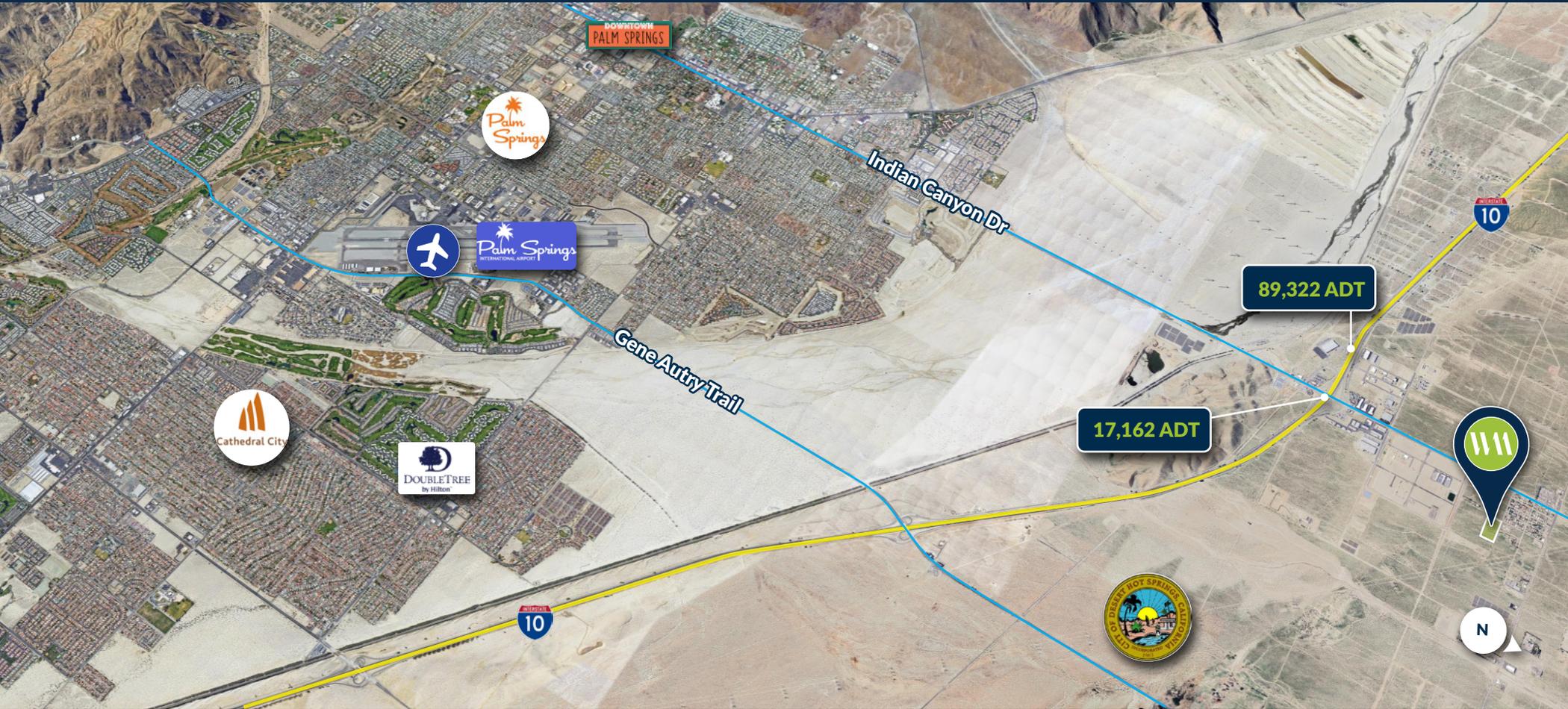
DATE	OLD No.	NEW No.
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DATA: M.B. 22/47, R.S. 32/93

APRIL 1968

ASSESSOR'S MAP BK. 666 PG. 26  
RIVERSIDE COUNTY, CALIF.





DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	665	28,527	46,286
2024 Households	202	9,269	14,907
Median Household Income	\$54,318	\$45,264	\$44,281
2025 Average Daily Traffic (ADT)	N. Indian Canyon Drive and 20th Ave: 17,162 ADT I-10 and Indian Ave SE: 89,322 ADT		

**NORTH PALM SPRINGS**

North Palm Springs, situated just off Interstate 10 and neighboring the City of Desert Hot Springs, is uniquely positioned as a gateway into the Coachella Valley. This unincorporated community combines high-visibility frontage, affordable land, and direct access to major transportation corridors, making it ideal for retail, industrial, and mixed-use opportunities. Its proximity to Palm Springs tourism and the region’s steady population growth further enhances its value, while the area’s iconic desert landscape and renewable energy presence create a distinct identity for forward-looking businesses and investors.

Directly adjacent, the City of Desert Hot Springs is one of the Coachella Valley’s fastest-growing markets and a hub of innovation. As the first city in Southern California to legalize cannabis, it has established itself as a progressive business environment welcoming entrepreneurs from diverse industries. With its reputation as a future world-class health and wellness destination—built upon its renowned mineral “miracle waters,” dramatic mountain views, and unique desert ecosystem—Desert Hot Springs is rapidly attracting residents, visitors, and business operators alike. Together, North Palm Springs and Desert Hot Springs offer a dynamic location for investors seeking growth, visibility, and long-term potential in one of Southern California’s most vibrant desert markets.



**NEW DEVELOPMENTS NEARBY:**

- 600,000 SF Amazon distribution center just completed.
- Desert Gateway-1,000,000 SF logistics center and hotel
- 141 Single Family Homes at Skyborne (Village 2) by Lennar
- Ovation-402 Residential Condos with a club house
- 76 Single Family Homes -Rancho Descano
- Palari-Mighty Buildings-77 new sustainable 3-D printed Single Family Home Development
- New 60,000 SF Warehouse Facility for storage of POD’s units
- Desert Storage-63,000+ SF RV Storage
- A new public Safety Campus to include a new 6300+ SF Police Annex and a remodel of the existing fire station

## YOUR ADVISOR



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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 nonbinding 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.

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