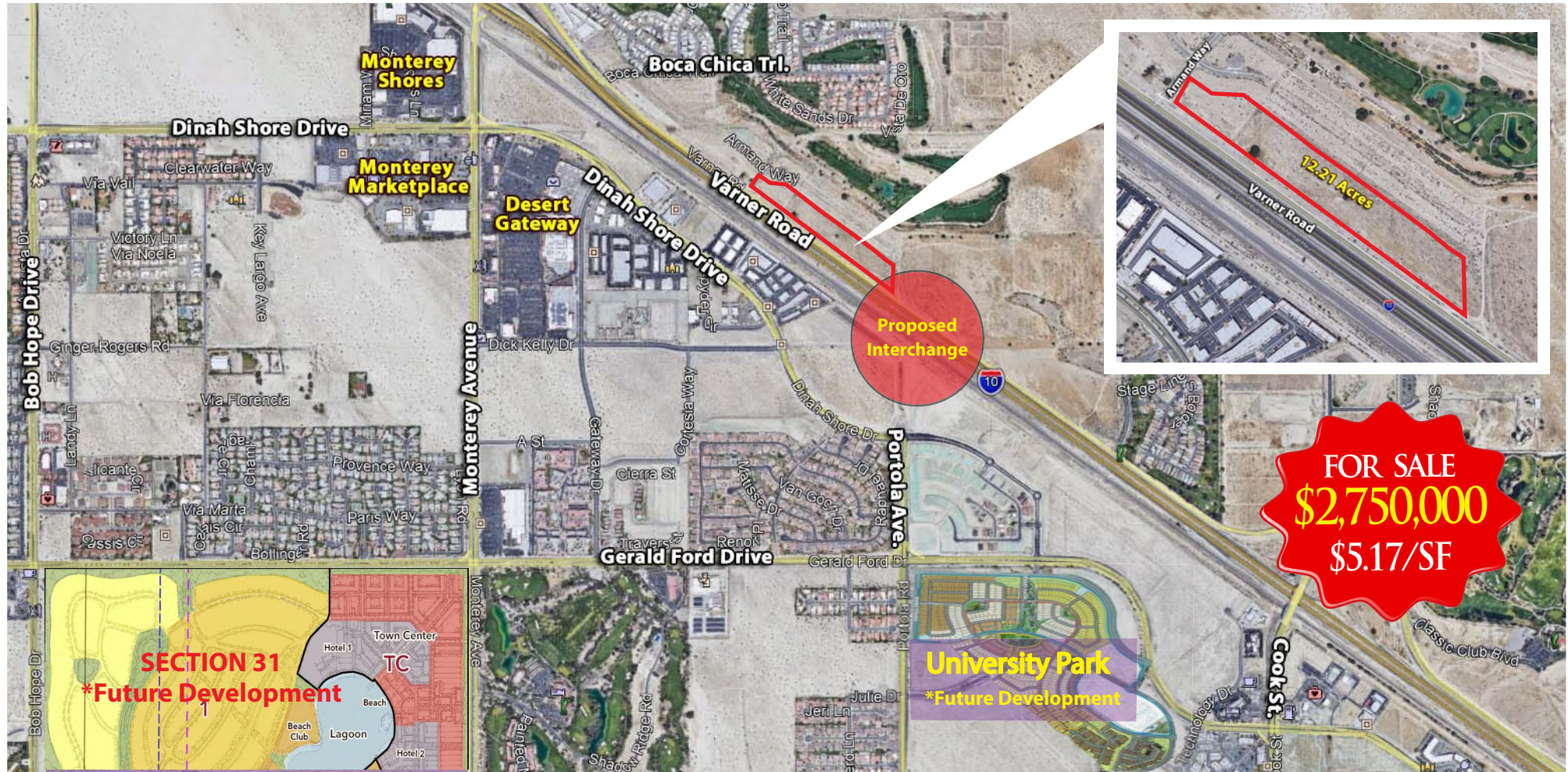


12.21 ACRES COMMERCIAL LAND FOR SALE

NWC Varner Rd. & Portola Avenue, Thousand Palms, CA 92276



FOR SALE
\$2,750,000
\$5.17/SF

Baxley
Properties, Inc.

www.baxleyproperties.com
Phone: 760-773-3310
Fax: 760-773-3013
73712 Alessandro Drive, Ste B-4
Palm Desert, CA 92260

Zoning: MU (Mixed Use)
Tremendous Highway Frontage

Tony Shepherd
tonys@baxleyproperties.com
Ofc: 760-773-6007
Cell: 916-716-9453
DRE # 00578867

7/28/2023

Disclaimer: Information has been secured from sources we believe to be reliable, however, Baxley Properties, Inc. cannot guarantee its accuracy. Baxley Properties, Inc DRE#01525418

12.21 ACRES COMMERCIAL LAND FOR SALE

NWC Varner Rd. & Portola Avenue, Thousand Palms, CA 92276

SALES PRICE: \$2,750,000

PRICE PER SF: \$5.17/PSF

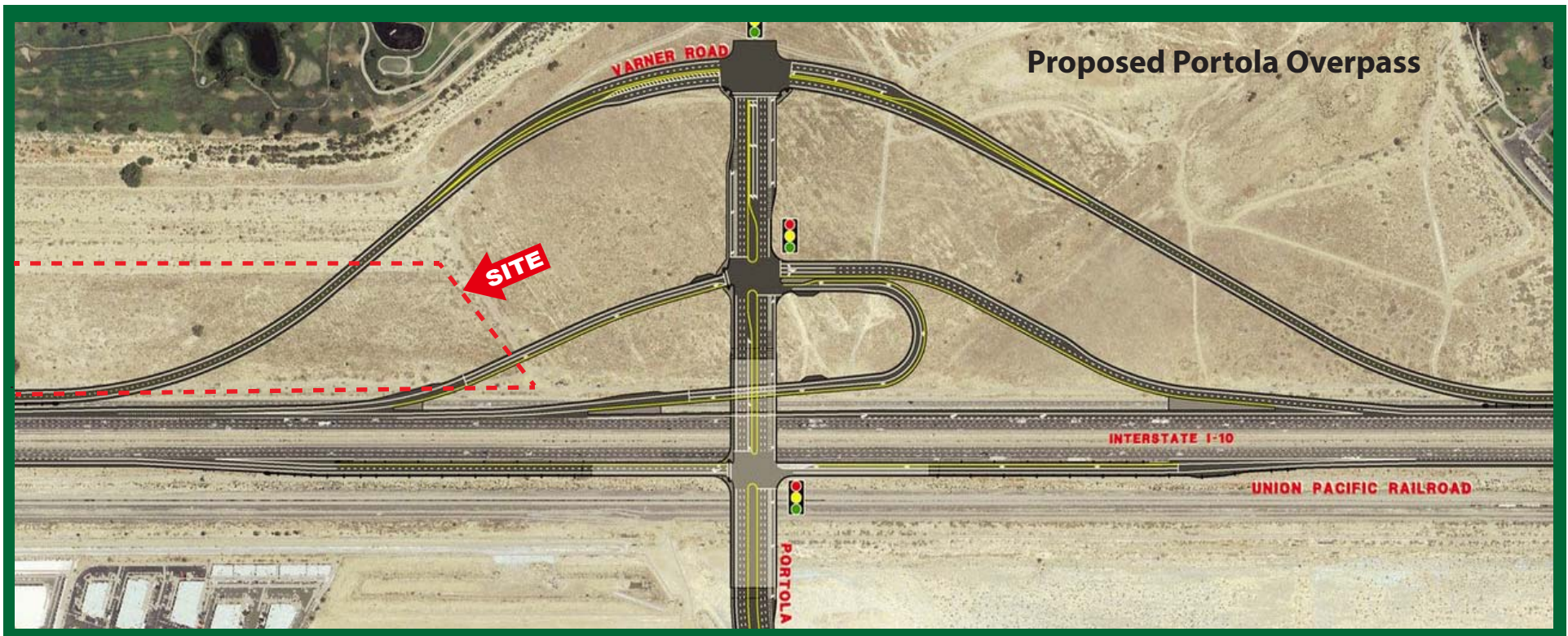
LOT SIZE: 12.21 AC (531,432 SF)

APN: 694-060-033

ZONING: MU (Mixed Use)

Portola Interchange Project

The County of Riverside and City of Palm Desert, propose to construct a new interchange on I-10 at Portola Avenue. Project includes the construction of new structure crossing I-10 and the Union Pacific Railroad, (on and off ramps). Auxiliary lanes in each direction of I-10 between the new Portola Avenue ramps and the adjacent interchanges at Cook Street and Monterey Avenue would also be constructed.



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