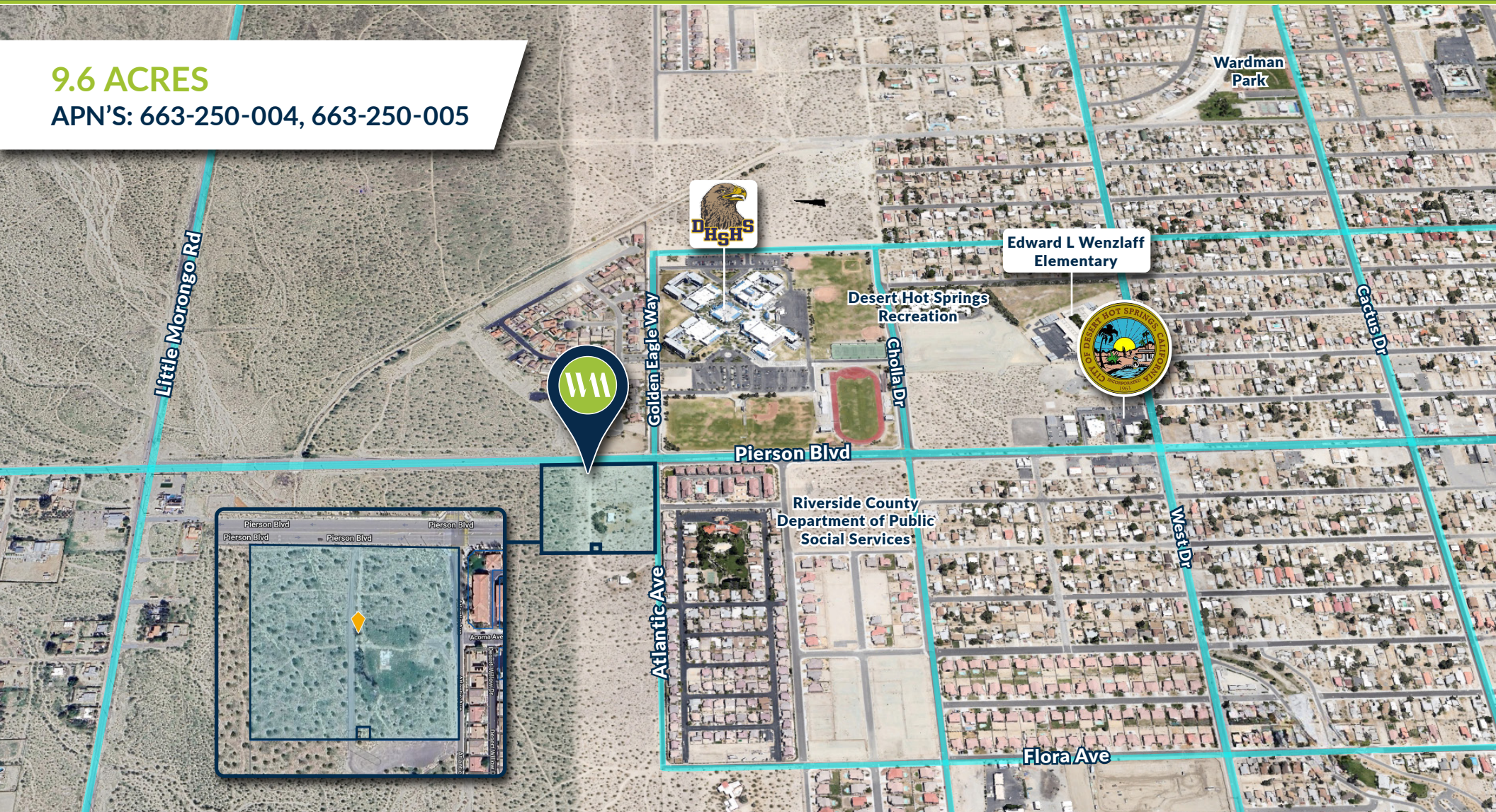


# PIERSON BLVD. | DESERT HOT SPRINGS, CA 92240

LIST PRICE: \$440,000

9.6 ACRES

APN'S: 663-250-004, 663-250-005



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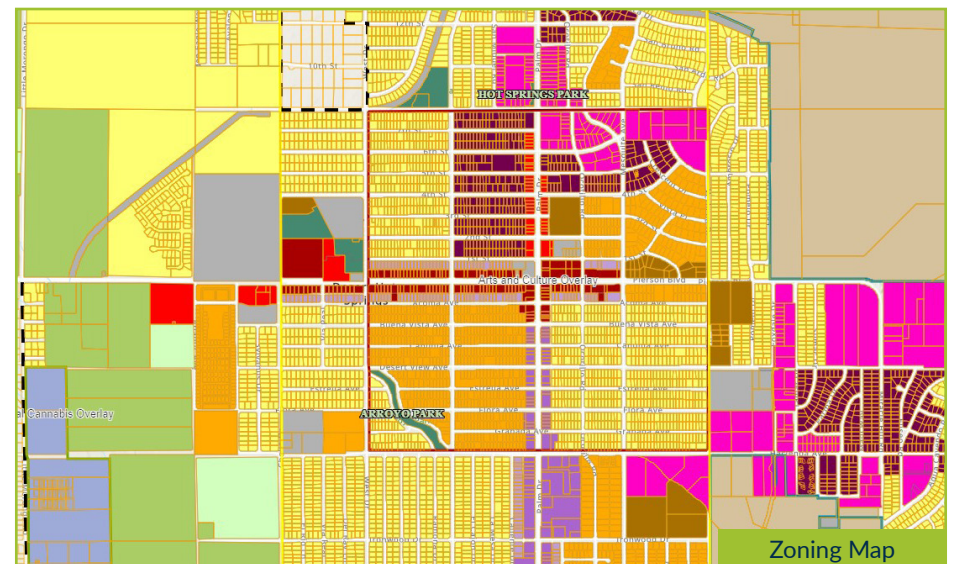
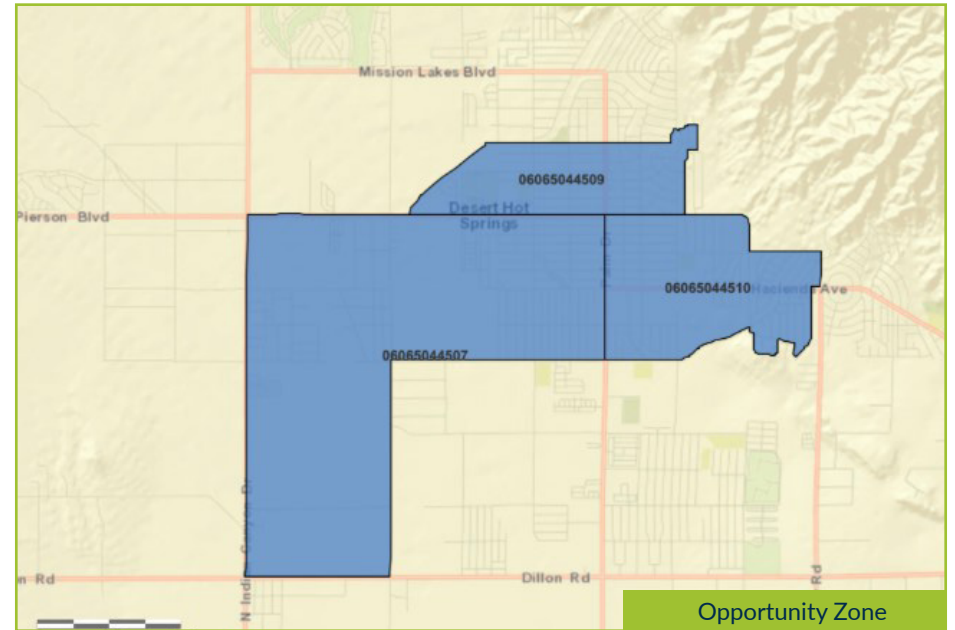
**WILSON MEADE**  
COMMERCIAL REAL ESTATE

72100 Magnesia Falls Drive, Suite 2 | Rancho Mirage, CA 92270 | wilson-meade.com

# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

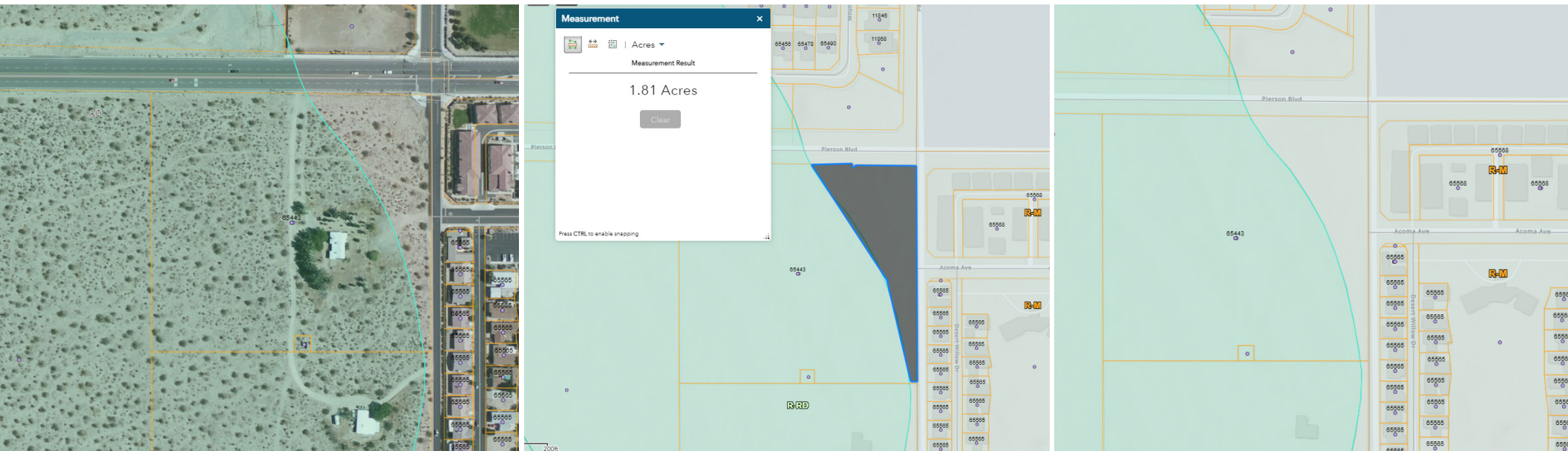
- City: Desert Hot Springs
- County: Riverside County
- APN's: 663-250-004, 663-250-005
- Land Lease Type: Fee Land
- Lot size: 9.6 Acres / 418,176 sq. ft.
- Zoning: C-G (General Commercial) This district is intended to accommodate a wide range of retail sales, business, dining, personal, and professional services, as well as entertainment and lodging.
- Opportunity Zone: Desert Hot Springs is one of the few cities in the Coachella Valley to have received the designation for Qualified Opportunity Zones. Investors in these areas can experience major tax benefits.
- Utilities: Located within close proximity of subject property.
- Cross Streets: Pierson Blvd. and Atlantic Ave.
- Close Proximity: To Desert Springs High School, and Skyborne by Lennar, Grocery, Churches, Bus Service, Post Office, Drug Stores, and many resorts.



# PROPERTY OVERVIEW | FLOOD ZONE

Property lies within the Zone AO River or stream flood hazard areas.

Currently we assume there is approximately 1.81 Acres of land that is outside of the flood plain that can be developed. The land within the flood zone could be used as parking, tennis courts, parks, and possibly some other uninhabitable uses to be determined. Buyer to verify and perform it's own due diligence.



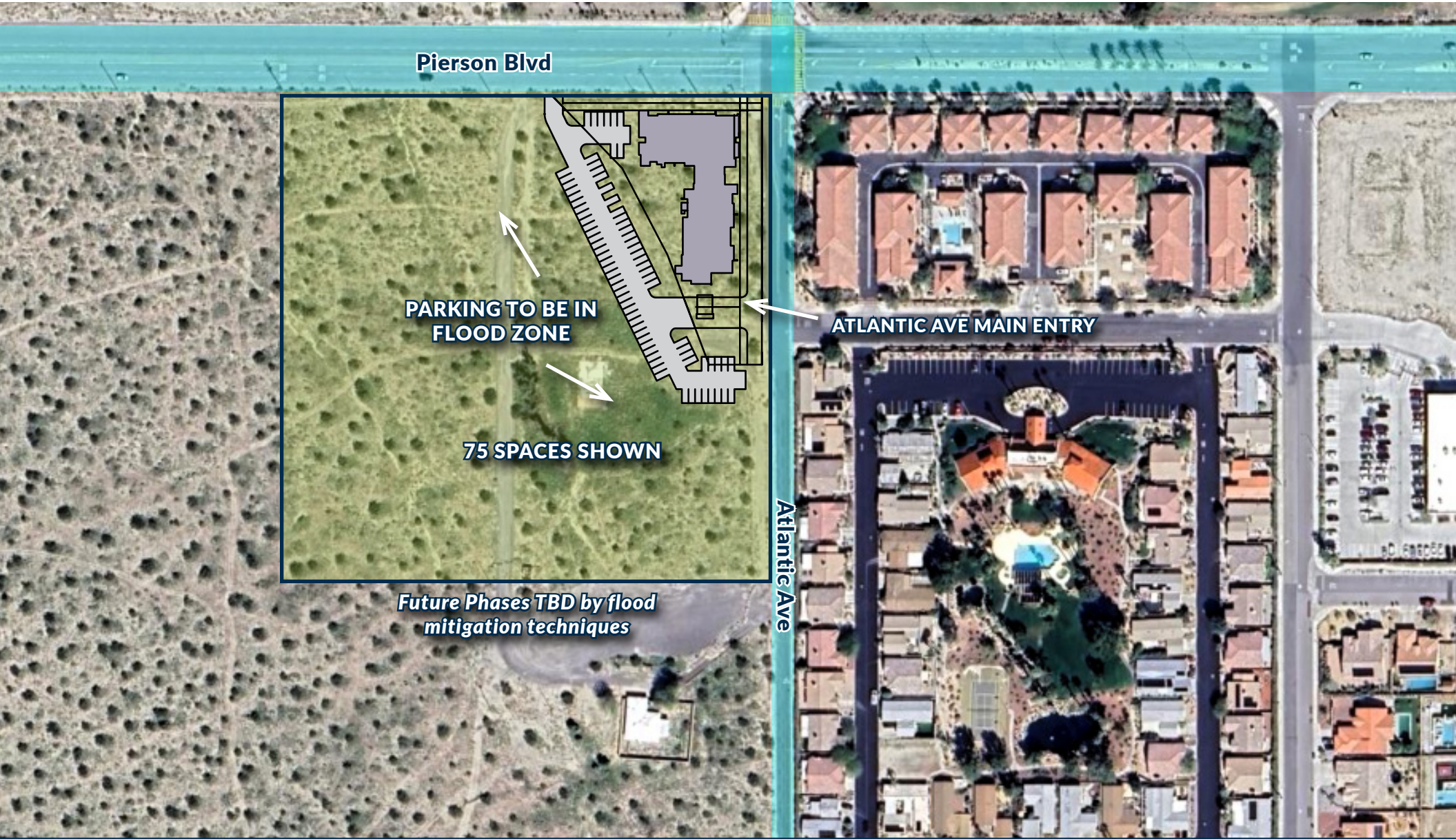
# WATER AND SEWER



1" = 181 ft	APN 663-250-004 & 005	09/16/2024	
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This map may represents a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

# CONCEPTUAL SITE PLAN AND BUILDABLE AREA



Concept Site Plan for Apartments Not to Scale. Buyer to do own due diligence to verify use.

# MARKET OVERVIEW

## WHY DESERT HOT SPRINGS AREA?

Desert Hot Springs is a vibrant, growing, and innovative City that represents California's legacy of exploration and discovery. Desert Hot Springs is the fastest growing city in the Coachella Valley. The first City in Southern California to legalize cannabis, Desert Hot Springs embraces and empowers business owners from many industries. At the same time, it offers many enticing qualities for entrepreneurs and residents alike.

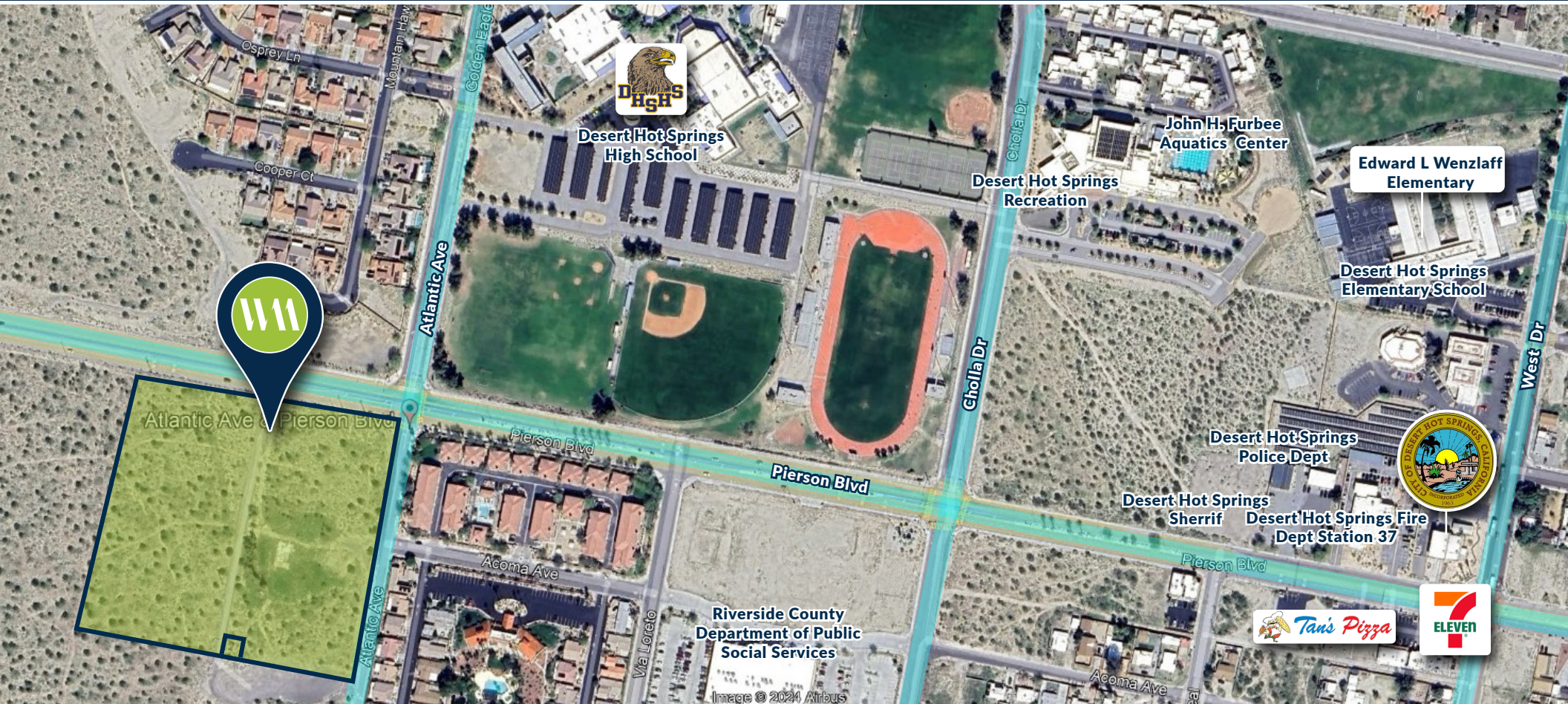
The City of Desert Hot Springs is committed to becoming a world class health and wellness destination based upon its famous miracle waters, unique desert ecosystem, spectacular mountain views, and natural environment.



**Desert Hot Springs has the 2nd fastest growing population in the Coachella Valley and is booming with new development:**

- Amazon 600,000 SF distribution center has been approved and will be one of the largest in the US once fully built-in building plan check process.
- 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

# DEMOGRAPHICS



## 3-mile



2024 Population Est.  
**41,871**



2024 Med. Household Income  
**\$45,179**



2024 Avg. Households  
**13,502**

## 5-mile



2024 Population Est.  
**47,859**



2024 Med. Household Income  
**\$44,093**



2024 Avg. Households  
**15,670**

## 10-mile



2024 Population Est.  
**121,369**

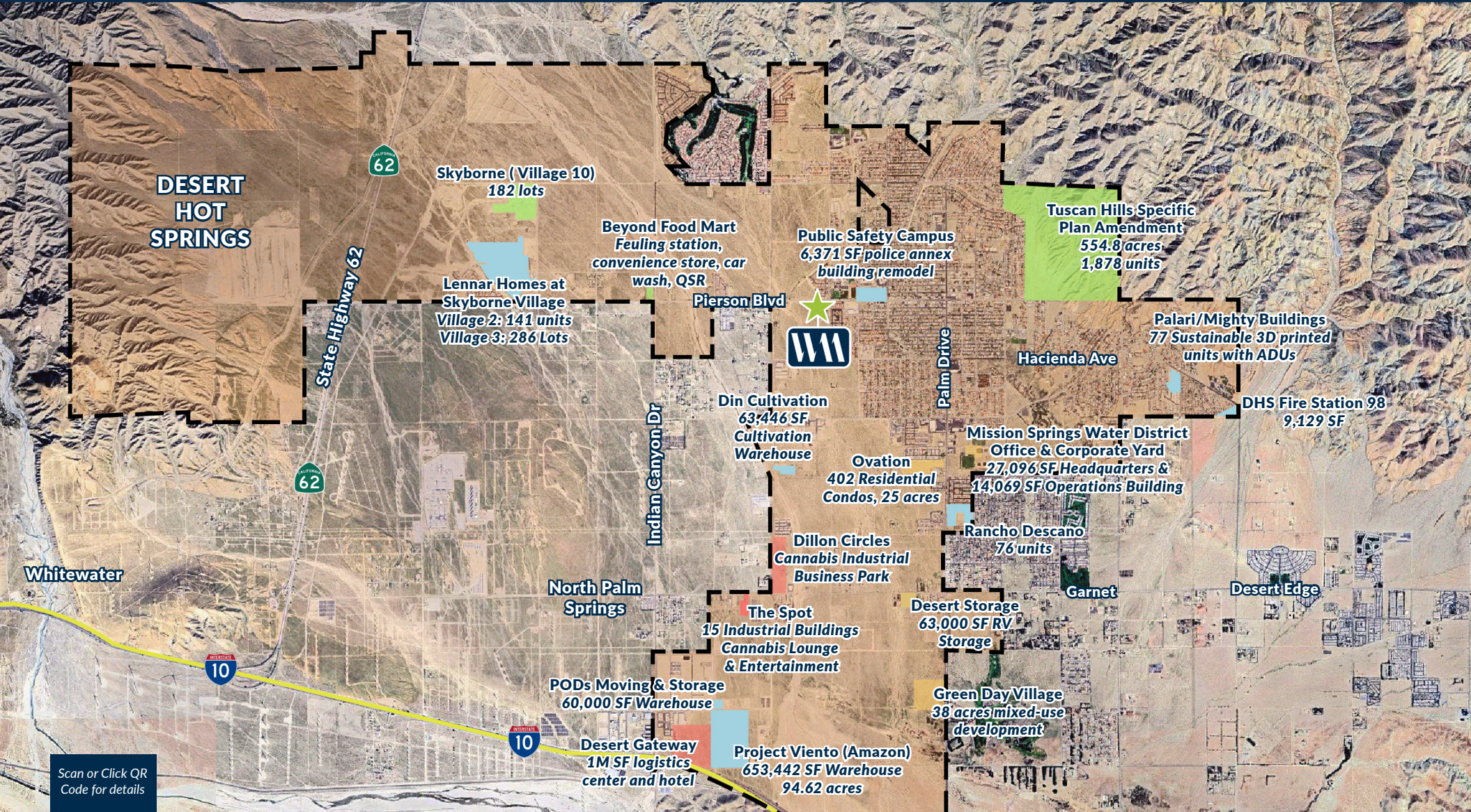


2024 Med. Household Income  
**\$55,906**



2024 Avg. Households  
**47,917**

# AERIAL MAP



Scan or Click QR Code for details

KEY	
<span style="color: red;">■</span>	Building Permit Review
<span style="color: green;">■</span>	Planning Review
<span style="color: orange;">■</span>	Planning Approved
<span style="color: blue;">■</span>	Under Construction
<span style="border: 1px dashed black; display: inline-block; width: 15px; height: 15px;"></span>	City Boundary
<span style="color: green;">★</span>	Subject Property

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WILSON MEADE COMMERCIAL REAL ESTATE | 2024

\*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.





## YOUR ADVISORS



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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 non-binding 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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