

PRIME RESIDENTIAL DEVELOPMENT APPROVED FOR 32 UNITS | BUILD-FOR-RENT OR FOR-SALE HOMES

NEAR CAL STATE SAN BERNARDINO PALM DESERT CAMPUS & UCR PALM DESERT CENTER

**CONTACT
BROKER FOR
PRICE**



ACTIVE
UNIVERSITY PARK
PALM DESERT
Toll Brothers | wpg
LENNAR
UP TO \$700K'S-\$800K'S

SOLD OUT 2024
MONTAGE | \$1M-\$1.5+M
GHA COMPANIES

COTINO (DISNEY)
RANCHO MIRAGE

MARRIOTT SHADOW RIDGE
GOLF CLUB

"REFUGE"
FUTURE RESIDENTIAL

ALSO AVAILABLE
28 POTENTIAL UNITS
3.61 ACRES

SUBJECT
32 APPROVED UNITS
3.93 ACRES

CAL STATE SAN BERNARDINO
(PALM DESERT CAMPUS)
& UCR PALM DESERT

Gerald Ford Drive & Sheperd Lane

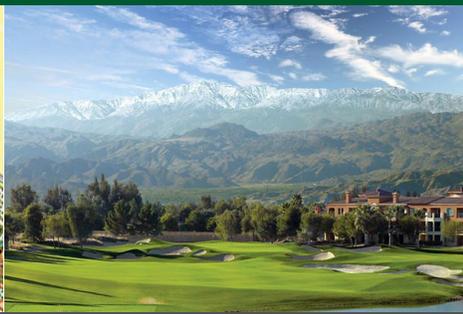
32 APPROVED RESIDENTIAL UNITS ON 3.93 ACRES
PALM DESERT, CA | COACHELLA VALLEY | RIVERSIDE COUNTY



Adjacent Homes Approved



Vicinity Aerial



Nearby Shadow Ridge Golf Course

PROPERTY DETAILS

MARKET LOCATION	Palm Desert, California (Coachella Valley)
INTERSECTION	Gerald Ford Drive & Sheperd Lane (SWC)
AREA LAND MARKS	Shadow Ridge Golf Course & Marriot Resort
PROPERTY SIZE	3.93 Acres
ZONING	Conventional Suburban Neighborhood 8 DU/Acre
ENTITLEMENTS	Approved for 32 Units
HOME PLANS	3 Bed, 3 Bath, 2-Car Garage, 1,340 SF
SITE CONDITION	Un-Improved. Adjacent to Gerald Ford & Sheperd Lane (Sheperd Lane bisects adjacent property).
AMENITIES	Clubhouse, Pool/Spa, Fitness Center, Covered Patio
ADDITIONAL INFORMATION	Request from Broker

* Any Other Potential Development Uses Need To Be Verified By Buyer & City.



ERIK CHRISTIANSON
Senior Vice President

Cell 949.910.7337

echristianson@hoffmanland.com
CA DRE #01475105

PALM DESERT QUICK FACTS

Year Over Year Home Price Appreciation	8.2% ↑
Rental Vacancy	Only 2.1%
Total Population	50,530
Average Household Income	\$137,147
Months of Inventory	Only 2.5 Months

Source: Market Watch LLC, Data Quick, California Board of Equalization