

FOR SALE
\$55,000



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PROPERTY OVERVIEW

Property Highlights

- City of Desert Hot Springs
- Riverside County
- APN: 639-323-019
- Land Lease Type: Fee Land
- Lot Size: 0.20/ 8,712 square feet
- Zoned: RH (High Density Residential) This district is intended to provide multiple unit residential developments at a minimum density of 15.1 dwelling units per acre up to a maximum of 30 dwelling units per acre, with a variety of on-site amenities.
- 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 in close proximity to subject property.
- Cross Streets: Subject property sits between Mesquite Ave and First St.

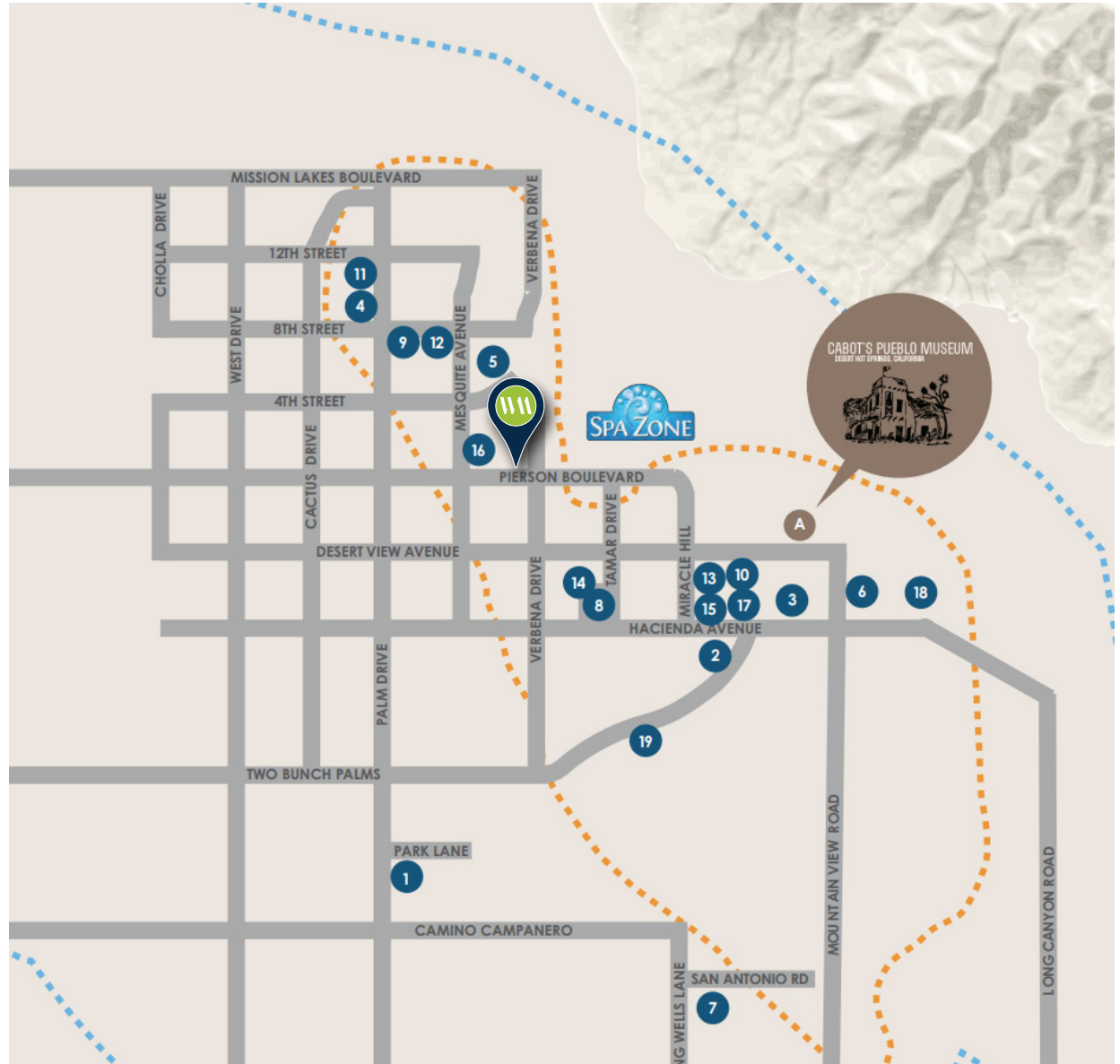


PROPERTY OVERVIEW

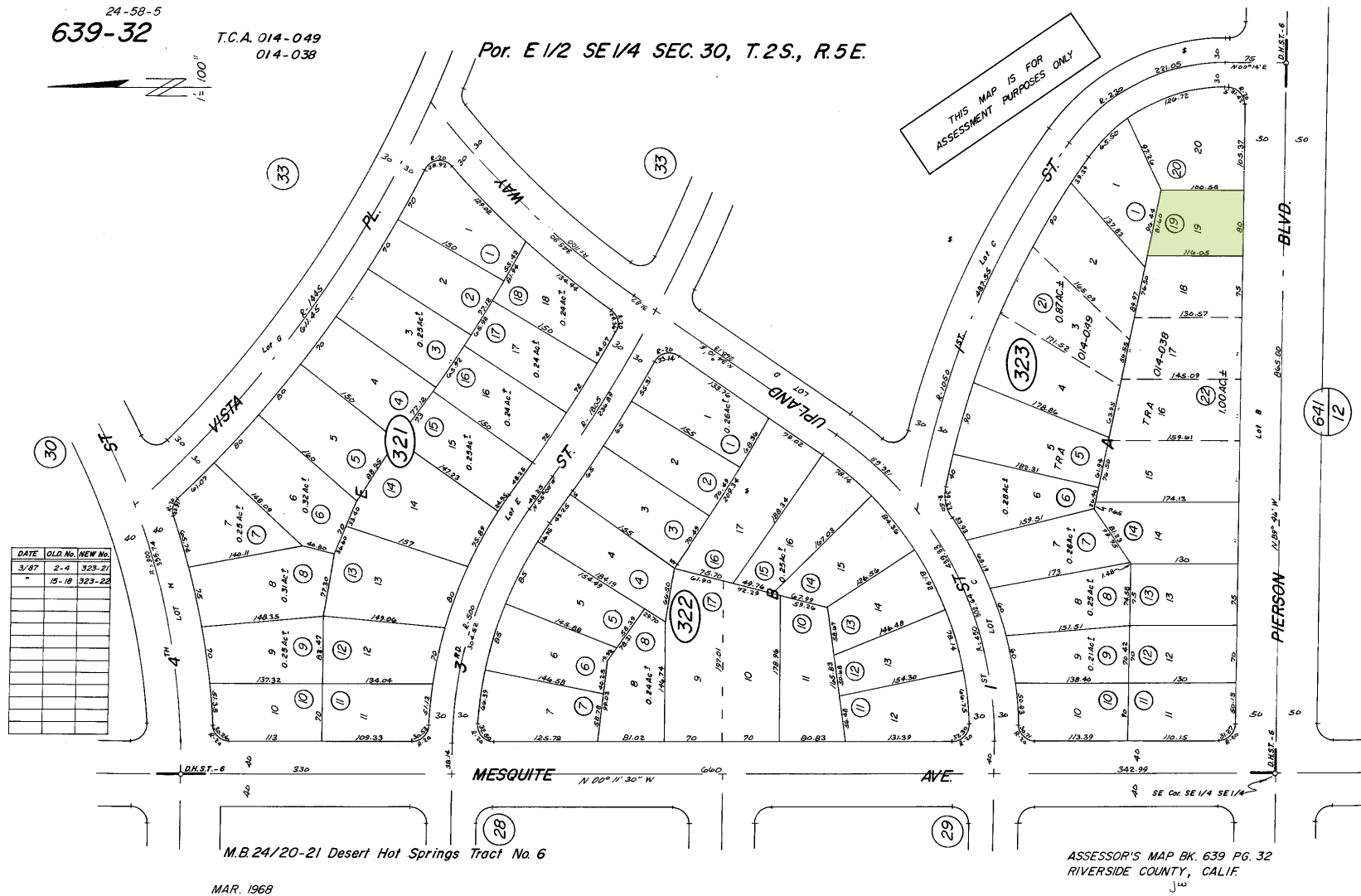
Property Overview

The subject property has sidewalk, curb and gutter in and contiguous to apartments.

Property lies in the Mineral Hot Springs Spa Zone with the water temperature reaching 90-120 degrees. Mineral water is described as containing healing elements as water is flowing from a 600-year-old natural spring well.



0.20 ACRES | PIERSON BLVD APN: 639-323-019



AREA 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. 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:

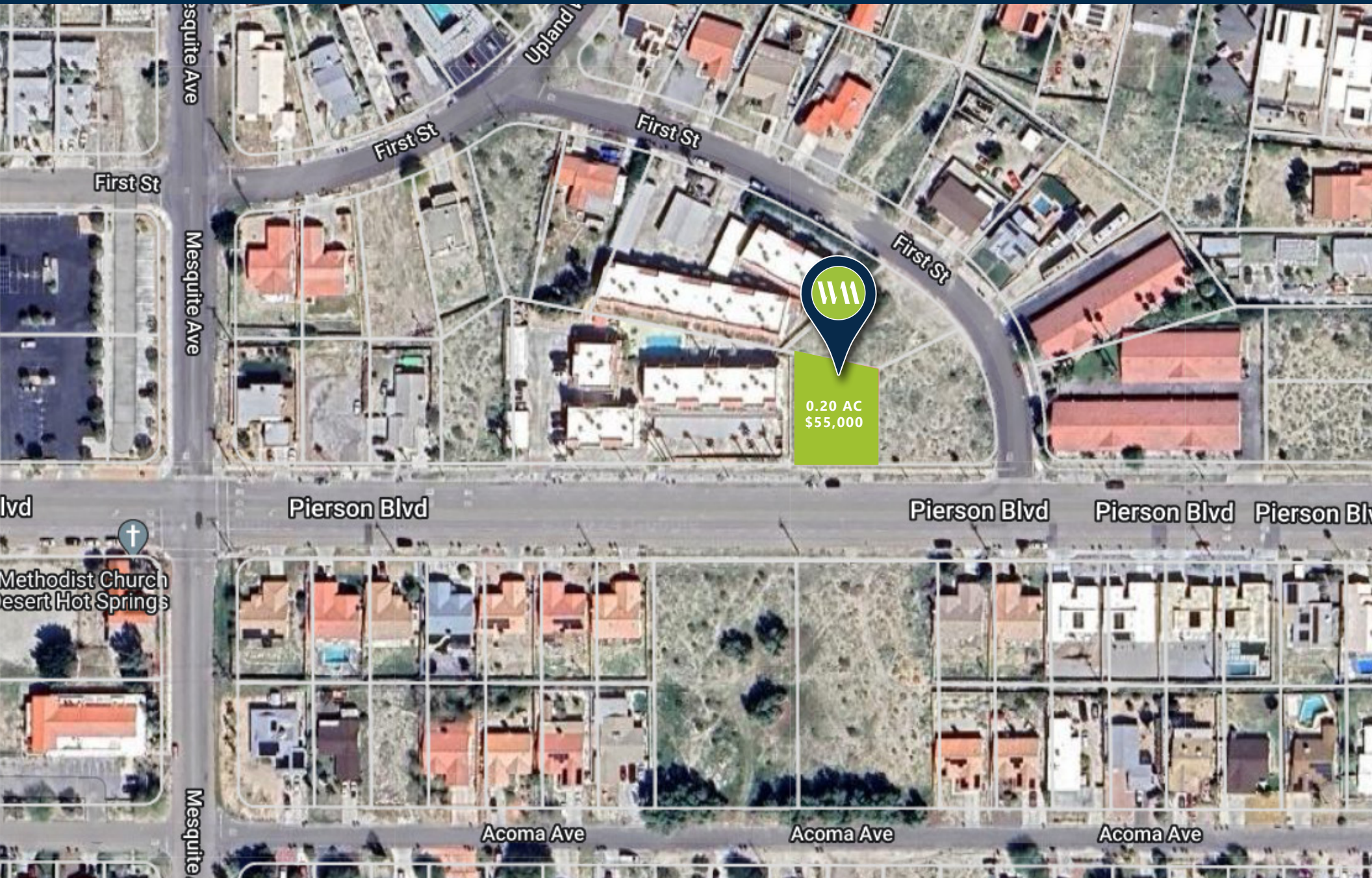
- Amazon distribution center has been approved and will be one of the largest in the US once fully built-in building plan check process.
- Desert Gateway-1,000,000 SF logistics center and hotel
- 141 Single Family Homes at Skyborne (Village 2) by Lennar
- Ovation-402 Residential Condos with a club house
- 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 6,300+ SF Police Annex and a remodel of the existing fire station

COMMUNITY DEVELOPMENT MAP



KEY	
■	Building Permit Review
■	Planning Approved
■	Planning Review
■	Under Construction
 	City Boundary
★	Subject Property

AERIAL MAP



YOUR ADVISOR



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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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