

4.3 ACRES RESIDENTIAL LAND DESERT HOT SPRINGS, CA



W PALM DRIVE & CAMINO AVENTURA (16TH AVE), DESERT HOT SPRINGS

FEATURES

- Property is located in the most desirable area of Desert Hot Springs and has spectacular views of San Jacinto Mountains
- Just one mile to Two Bunch Palms Elementary School and 2 miles to Desert Springs Middle School
- Zoning allows for an array of residential uses such as single family, transitional, and supportive housing
- Just a few blocks from new city library, post office, and major retail locations such as Grocery Outlet, Vons, Starbucks, Walgreens, Wells Fargo, Subway, and McDonalds
- Just minutes to Palm Springs and other cities
- Easy access to I-10 via Palm Drive
- Priced to sell

PRICE: \$99,000

COACHELLA VALLEY



VICINITY MAP



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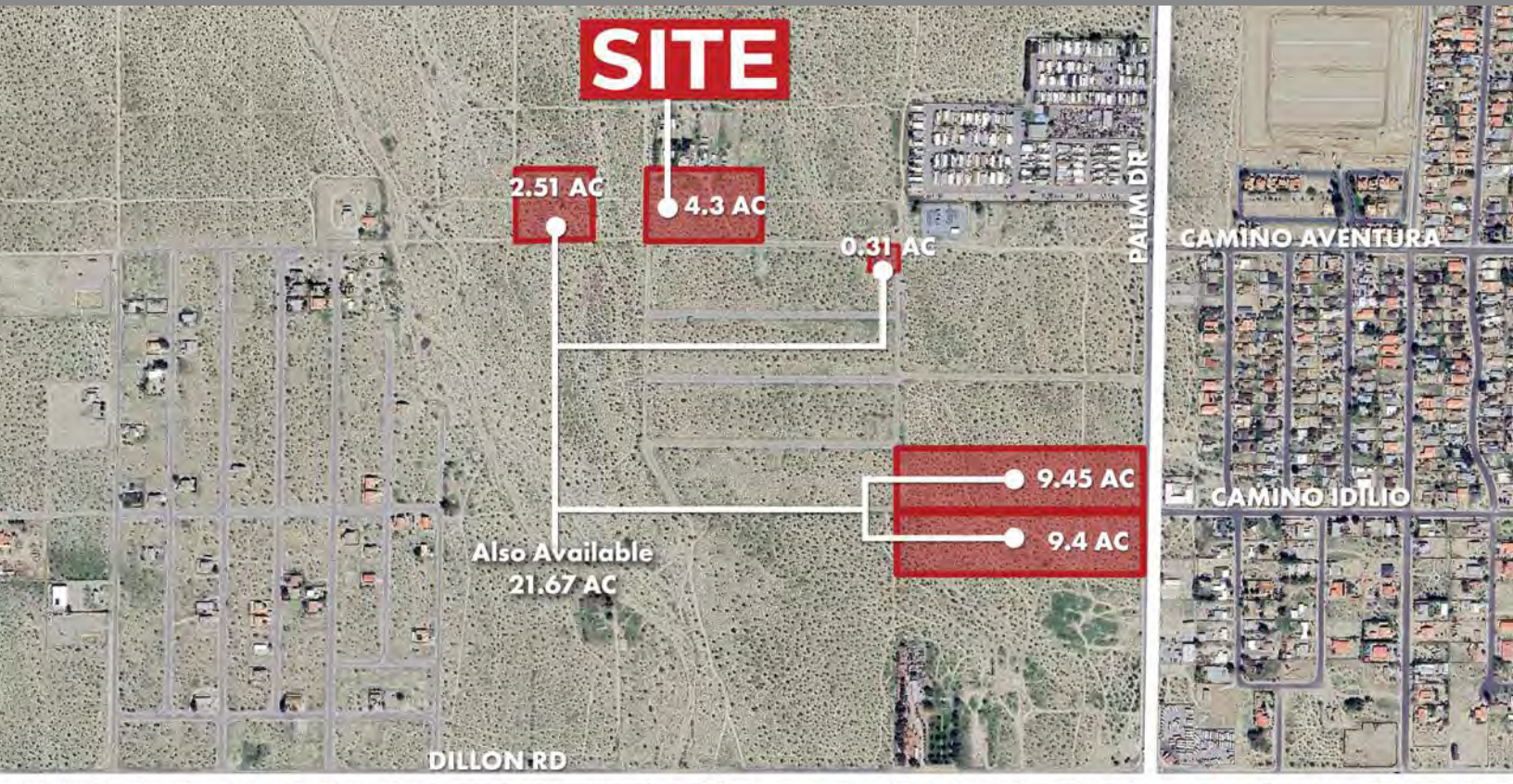
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4.3 ACRES RESIDENTIAL LAND

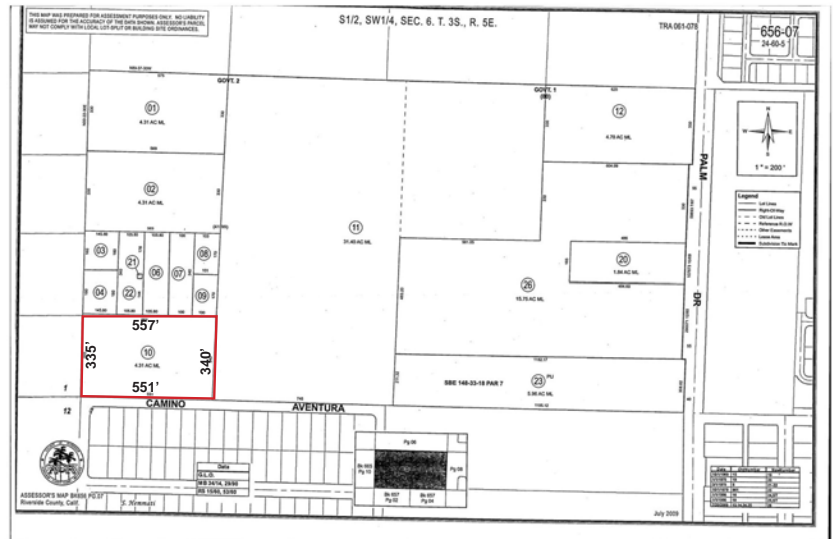
AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located west of Palm Drive, on the north side of Camino Aventura in Desert Hot Springs, CA.
- **APNs:** 656-070-010
- **Size (According to County Assessor's Information):** 4.3 AC
- **Zoning:** R-L (Residential - Low)
- **General Plan:** R-L (Residential Low)
- **Utilities:** Water: 16" line in Palm Dr.; 2" line in Camino Aventura
Electricity: In street
Sewer: No sewer in the area
- **CVMSHCP:** No
- **Flood Zone:** 100-Year

PARCEL MAP W/APPROX DIMENSIONS



DEMOGRAPHICS (2024 EST)

	1 Mile	3 Miles	5 Miles
Population	5,950	36,741	55,431
Avg. HH Income	\$56,021	\$52,523	\$59,305
# of Households	1,808	11,533	19,056

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.