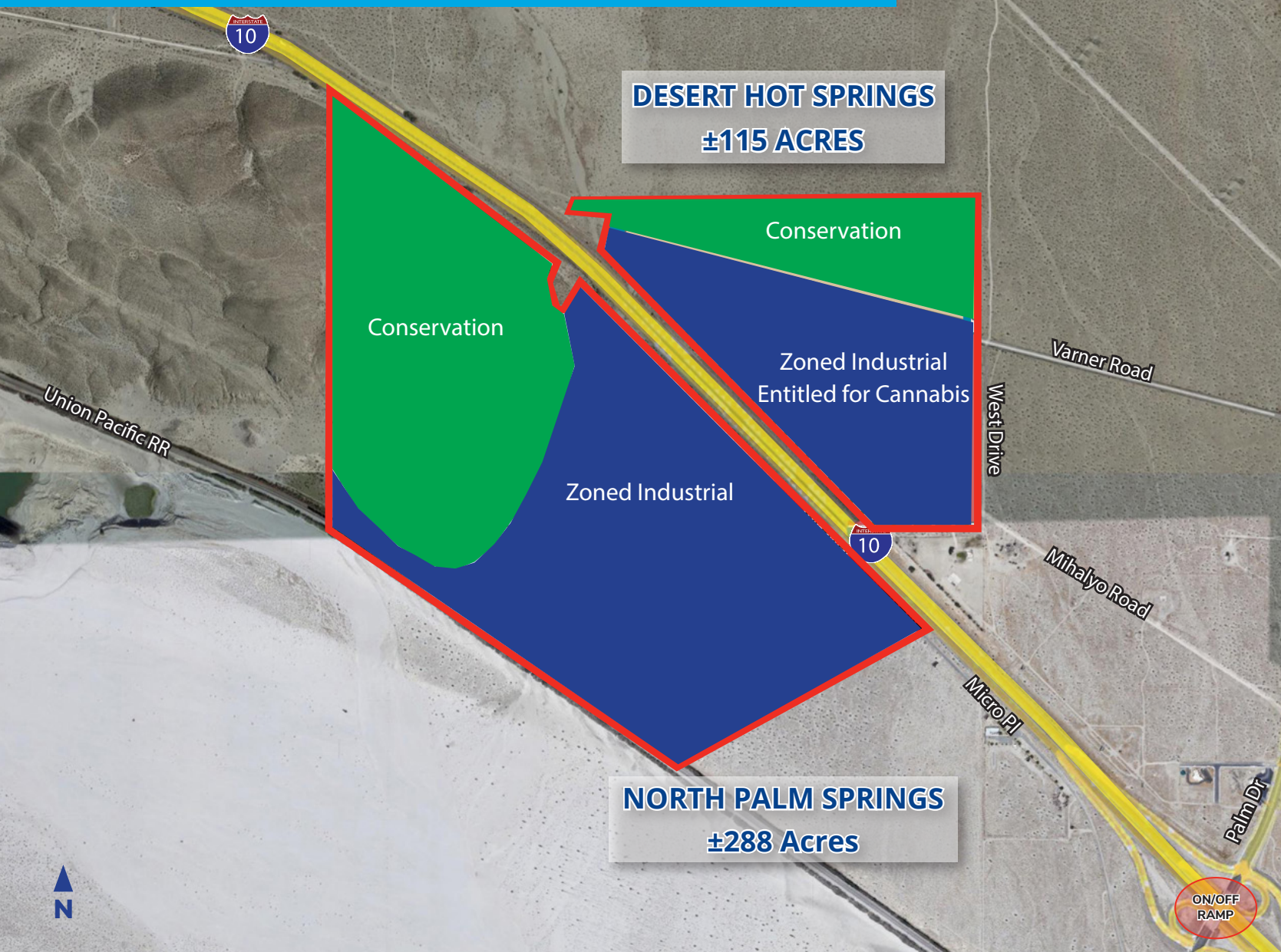


For Sale ±403 Gross Acres

Long Term Development | Palm Springs, CA 92262



DESERT HOT SPRINGS
±115 ACRES

NORTH PALM SPRINGS
±288 Acres



Accelerating success.

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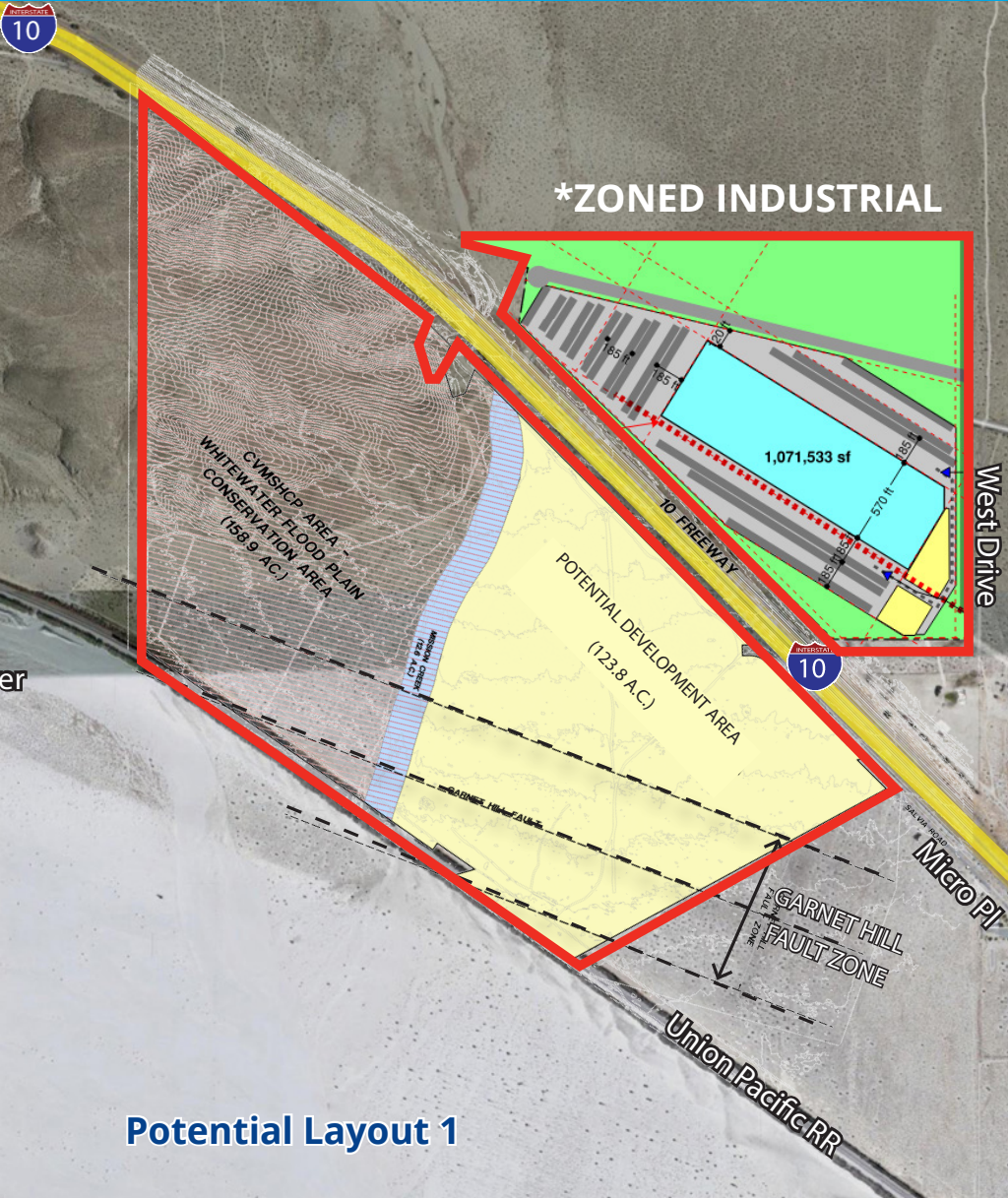
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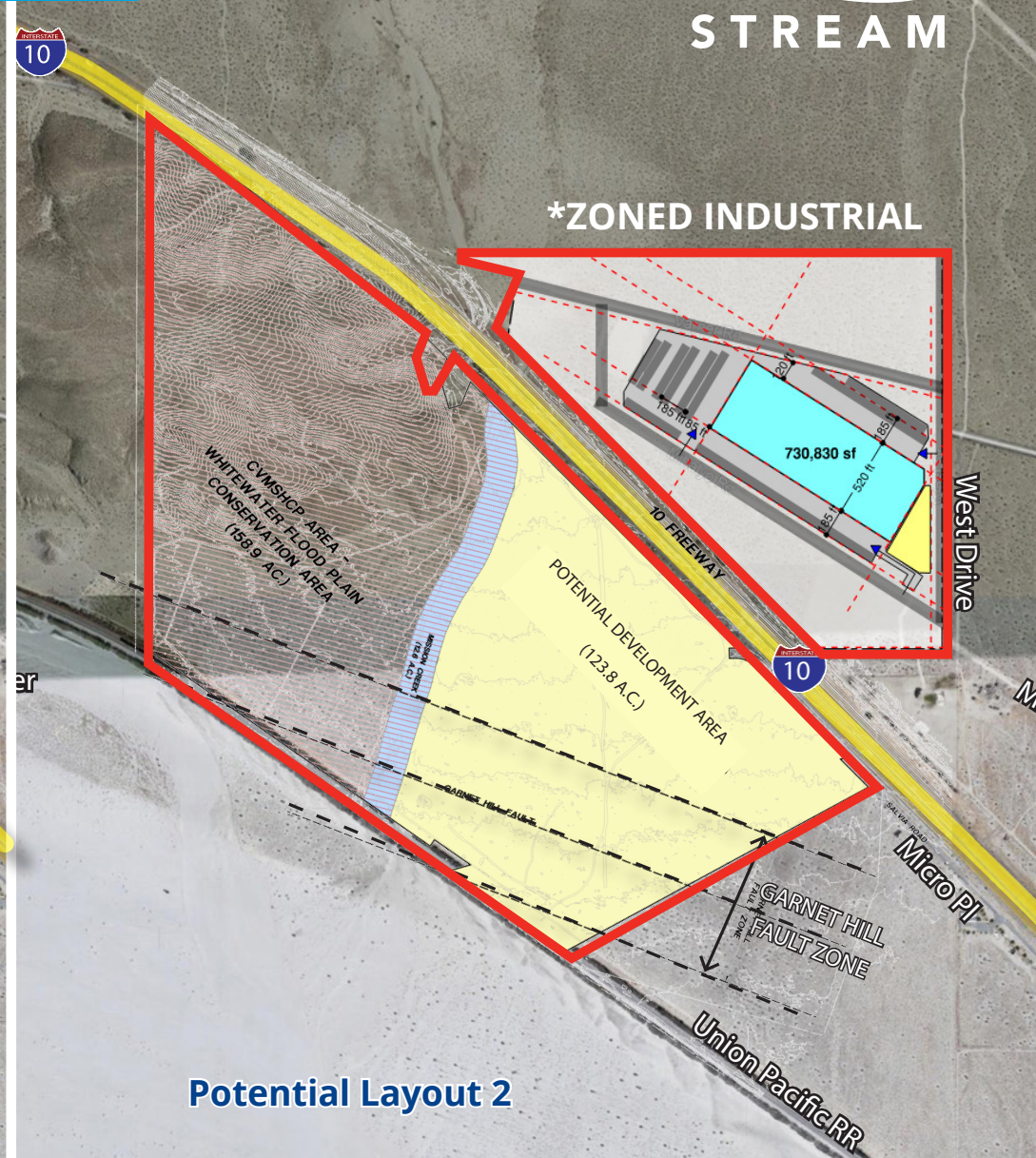
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20th Avenue



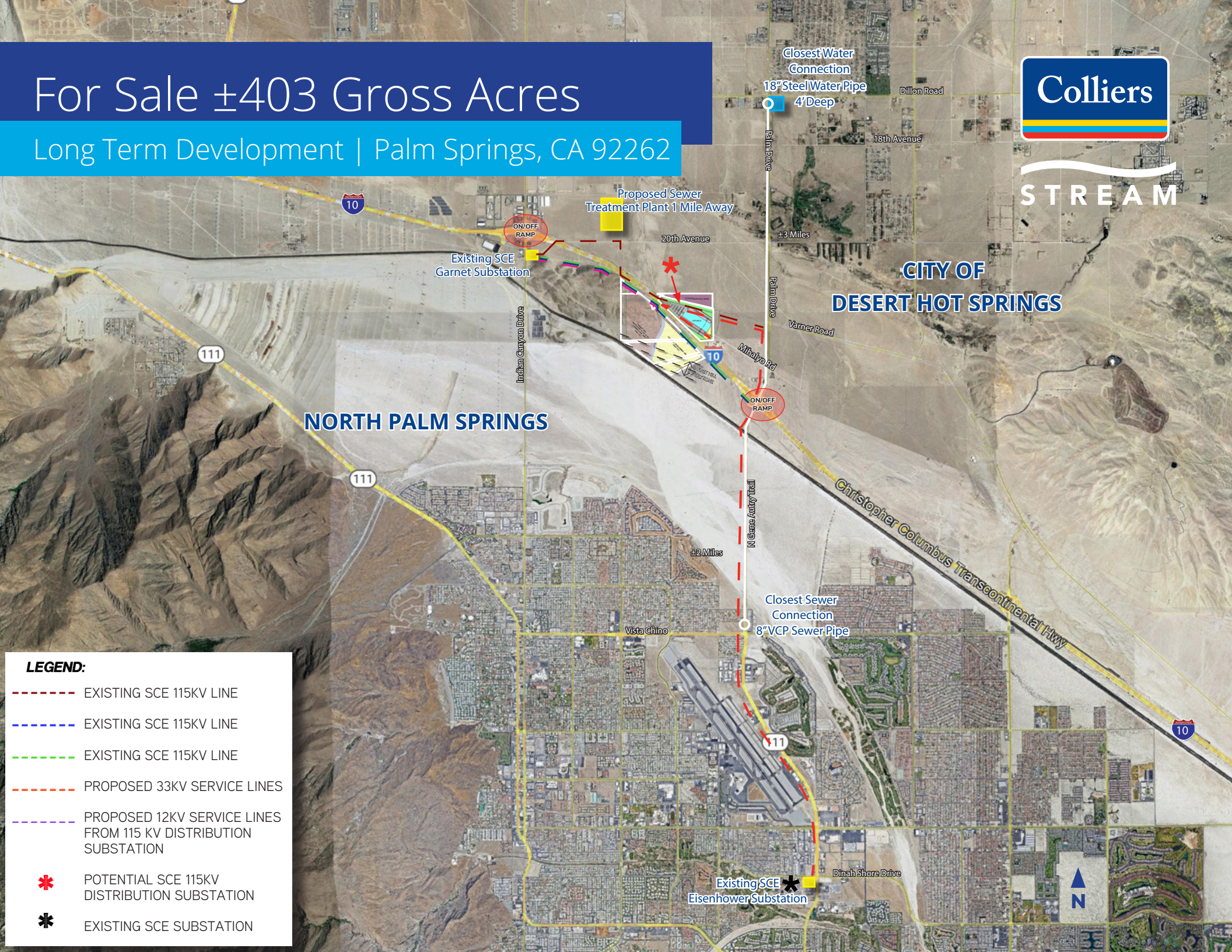
Potential Layout 1



Potential Layout 2

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CITY OF
DESERT HOT SPRINGS

NORTH PALM SPRINGS

LEGEND:

- EXISTING SCE 115KV LINE
- EXISTING SCE 115KV LINE
- EXISTING SCE 115KV LINE
- PROPOSED 33KV SERVICE LINES
- PROPOSED 12KV SERVICE LINES FROM 115 KV DISTRIBUTION SUBSTATION
- * POTENTIAL SCE 115KV DISTRIBUTION SUBSTATION
- * EXISTING SCE SUBSTATION

Closest Water Connection
18" Steel Water Pipe
4' Deep

Proposed Sewer Treatment Plant 1 Mile Away

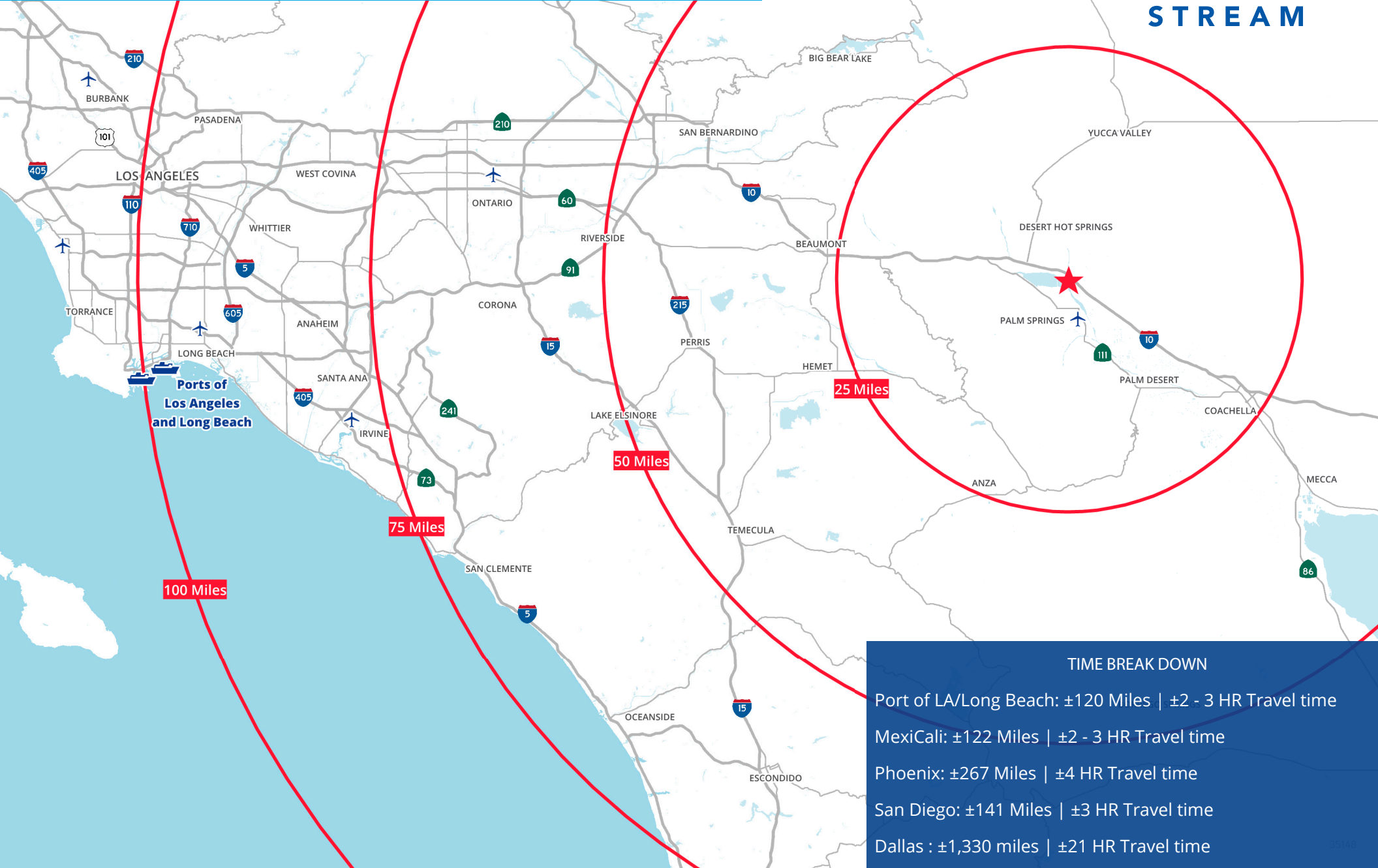
Existing SCE Garnet Substation

Closest Sewer Connection
8" VCP Sewer Pipe

Existing SCE Eisenhower Substation

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TIME BREAK DOWN	
Port of LA/Long Beach: ±120 Miles	±2 - 3 HR Travel time
MexiCali: ±122 Miles	±2 - 3 HR Travel time
Phoenix: ±267 Miles	±4 HR Travel time
San Diego: ±141 Miles	±3 HR Travel time
Dallas : ±1,330 miles	±21 HR Travel time

For Sale ±403 Gross Acres

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North Palm Springs: Zoned M1-P

APN: 669-250-010 | 28.47 Acres

APN 669-250-003 | 82.21 Acres

APN 669-150-003 | 157.32 Total Acres | 138.9 Acres Conservation Land

APN 669-120-007 | 20 Acres | Conservation Area

Desert Hot Springs: Zoned Industrial with a Cannabis Overlay

APN 669-150-001 | 29.85 Acres | Conservation Area

APN 669-150-002 | 85 Acres | Entitled for Marijuana Grow Houses in City of Desert Hot Springs

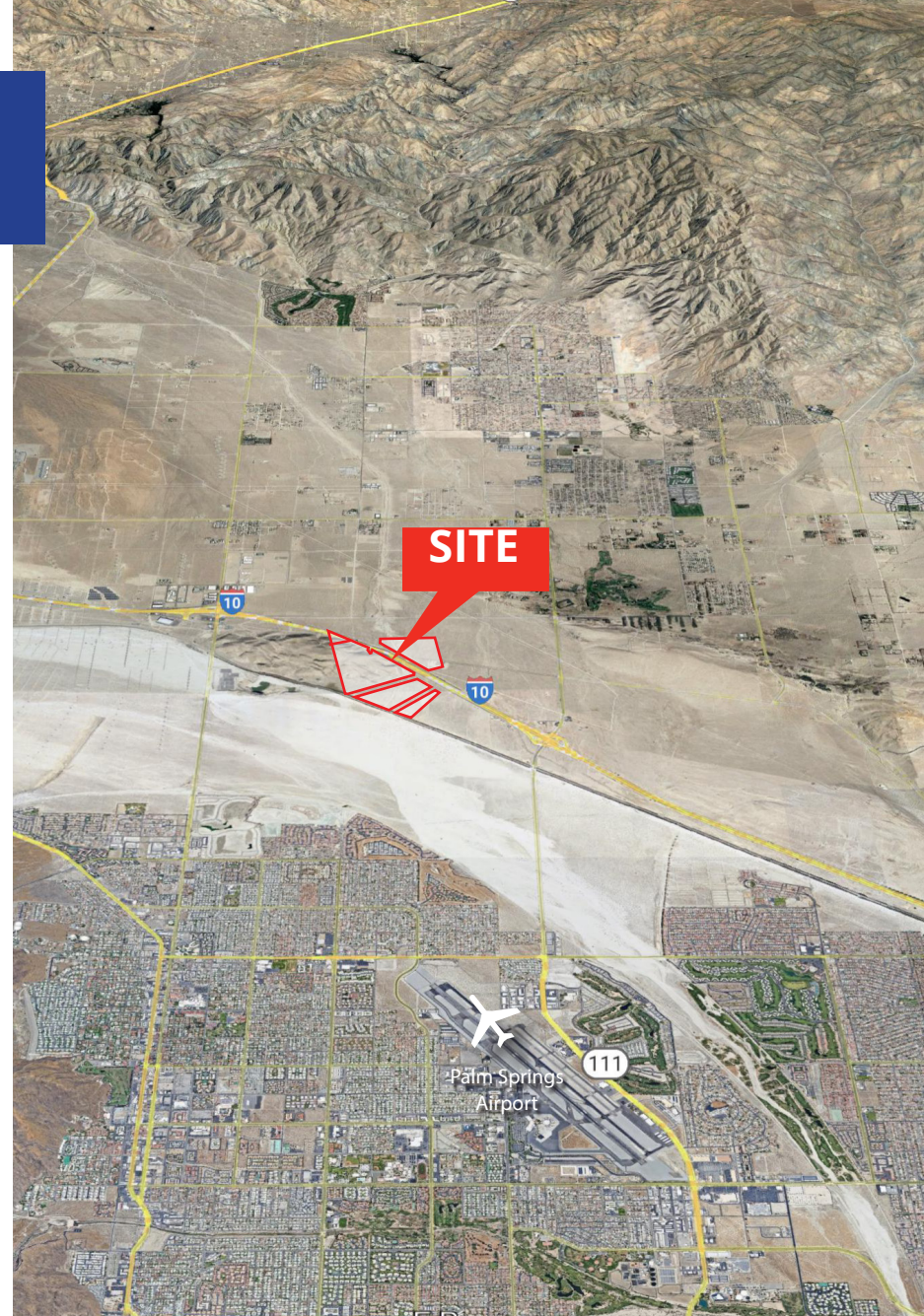
Studies Available upon request:

- Fault Investigation Report
- Phase 1
- Storm Water Pollution Prevention Plan
- Southern California Edison Report
- Preliminary Title Reports

Utilities +/- 2-3 miles from site. Buyer to Verify.

Gas line present under Mahylo Road.

For more information contact:



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