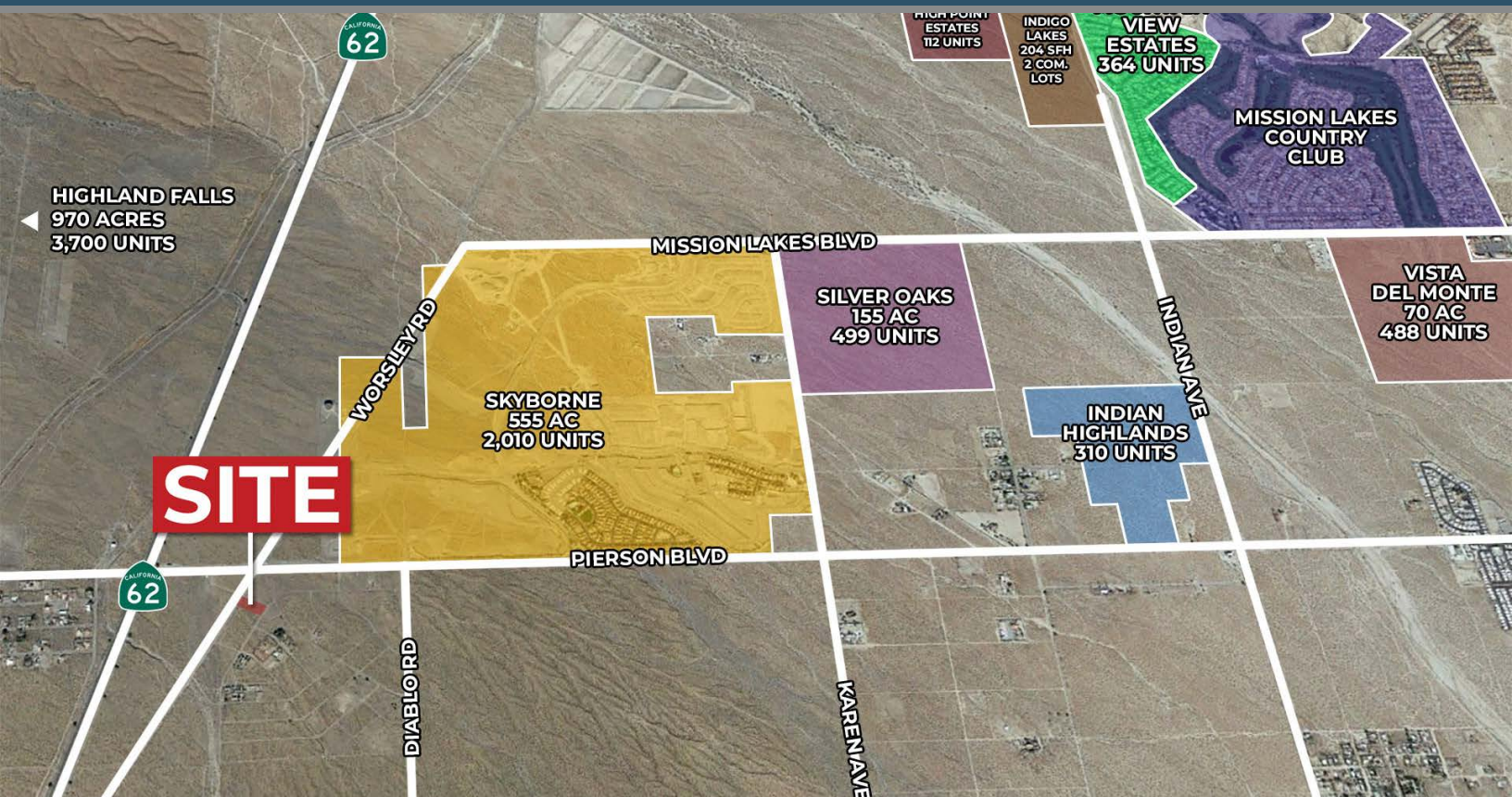


# 1.03 AC COMMERCIAL LAND

## SPHERE OF INFLUENCE OF DESERT HOT SPRINGS, CA



**WORSLEY RD & GATEWAY BLVD, SPHERE OF INFLUENCE OF DESERT HOT SPRINGS, CA**

### FEATURES

- Easy access to property via Worsley Road
- In an area experiencing rapid growth
- Near Skyborne, a 2,010 home master-planned community
- Just one mile south of Highland Falls, a 970 acre, 3,700 unit planned community
- Easy access to Highway 62 and Interstate 10
- Pierson Boulevard is one of the busiest streets in the sphere of influence of Desert Hot Springs with 20,000 cars per day

**PRICE: \$135,000**



**VICINITY MAP**



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# 1.03 AC COMMERCIAL LAND

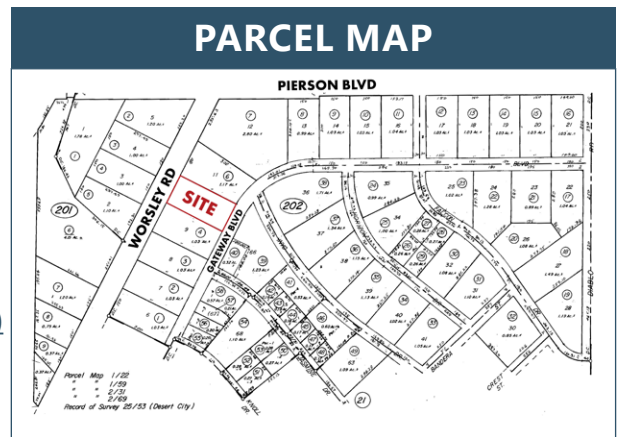
## AERIAL & SITE AMENITIES



**Directions:** From I-10, take exit on to CA-62 E towards 29 Palms/Yucca Valley. In 3.2 miles, turn right onto Pierson Blvd. Take another right turn onto Worsley Rd. In 495 ft, the property will be on your right.

## SITE AMENITIES

- **Location:** The property is located on the east side of Worsley Road, just south of Pierson Blvd and is located just outside of the city limits of the sphere of influence of Desert Hot Springs, CA.
- **APN:** 667-202-005
- **Parcel Size** (According to County Assessor's Information): 1.03 Acres
- **Zoning:** [Click here to view C-P-S \(Scenic Highway Commercial\)](#)
- **General Plan:** [Click here to view CR \(Retail Commercial\)](#)
- **Utilities:**
  - Water: 12" line on Worsley Road
  - Sewer: 15" sewer line on Pierson Blvd. (Approx. 3,500 ft north of Property)
- **Terms:** Cash
- **Comments:** Discover a prime opportunity just outside of the sphere of influence of Desert Hot Springs with this exclusive 1-acre commercial land parcel off Worsley Road! Perfectly situated for entrepreneurial dreams to flourish, this expansive lot offers unmatched potential for retail, dining, or service ventures in a booming locale. With its strategic location and abundant space, seize the chance to elevate your business vision amidst the thriving landscape of the sphere of influence of Desert Hot Springs. Embrace the future of commerce – secure your slice of opportunity today!



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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.