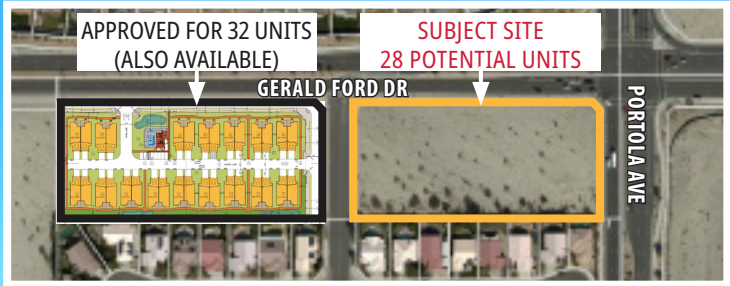


PRIME RESIDENTIAL PARCEL | BUILD-FOR-RENT OR FOR-SALE HOMES

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

CONTACT
BROKER FOR
PRICE



Gerald Ford & Portola

3.61 PRIME RESIDENTIAL ACRES
MULTIPLE POTENTIAL USES (APARTMENTS, CONDOS, SFD RESIDENTIAL)*
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 & Portola Avenue (SEC)
AREA LAND MARKS	Shadow Ridge Golf Course & Marriot Resort
PROPERTY SIZE	3.61 Acres
ZONING	Conventional Suburban Neighborhood 8 DU/Acre
ENTITLEMENTS	Unentitled
POTENTIAL USES	Apartments, Condos, Townhomes, Single Family
SITE CONDITION	Un-Improved. Adjacent to Gerald Ford & Portola (Shepard Lane bisects adjacent property).
OFFER DEADLINE	Offers to be considered as submitted.
ADDITIONAL INFORMATION	Request from Broker

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



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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