

RARE DEVELOPABLE PROPERTY IN HOT MINERAL SPA ZONE! ONE OF LARGEST PARCELS IN CITY ZONED FOR HOTEL/RESORT USE

BUILD 5-STAR SPA RESORT, SHORT-TERM/VACATION RENTAL, OR HOSPITALITY/WELLNESS RETREAT DEVELOPMENT IN INTERNATIONALLY RECOGNIZED SPA CITY OF DESERT HOT SPRINGS (10 MINUTES FROM CITY OF PALM SPRINGS)

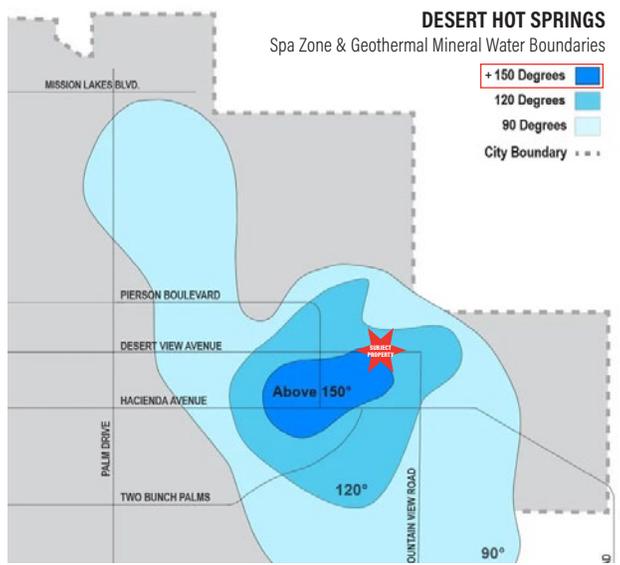
Conceptual Site Plan & Reports for 100-Unit Hotel, 28 Casitas, & 6,000 sf. Spa

FOR HOTEL/RESORT DEVELOPERS: CITY NOW WAVING TRANSIENT OCCUPANCY TAX FOR INITIAL YEARS!*

GREAT PRICE ONLY \$3,495,000 FOR QUICK CLOSE!



20 PRIME ACRES MINERAL HOT SPRINGS ZONE | ZONED HOTEL/HOT WATER RESORT DESERT HOT SPRINGS, CA | COACHELLA VALLEY | RIVERSIDE COUNTY



“DESERT VIEW/MOUNTAIN VIEW 20-ACRE HOT WATER RESORT” is a prized developable land property and is one of the largest single parcels with hotel zoning (zoned “VS” – Hotel/Hot Water Resort) in the city. The subject site is also within the Hot Mineral Springs Zone with an existing hot water well (194 degree water – possibly the hottest in town). The subject property is located in the most desirable area of Desert Hot Springs and has spectacular views of the surrounding adjacent hills & Mt. San Jacinto. This irreplaceable property sets itself apart from the competition, and offers a peaceful and tranquil setting for a one-of-a-kind hot water resort. Attractions nearby include Cabot’s Pueblo Museum, and spectacular hiking trails nearby and not far in Joshua Tree, and with only a 10-minute drive to Palm Springs.



Photo from Subject Property



Cabot's Pueblo Museum Nearby



Example Desert Hot Springs Resorts & Spas

DESERT HOT SPRINGS, CA is just minutes from Palm Springs in the Coachella Valley, known for the world’s finest natural hot mineral water aquifers & spas. Far removed from densely populated urban areas, nothing beats the healing hideaways of Desert Hot Springs. Situated high overlooking the Palm Springs area, boutique resorts here are known worldwide for natural, healing, hot mineral water, and offer an impressive array of soothing spa services. These desert resorts represent many styles and experiences: Mid-century Modern, Moroccan, restored Hacienda, B&B, casual, and classic. For years the Spas of Desert Hot Springs have drawn visitors from all over the U.S. and the world to soak in their mineral waters. In a momentous turn-around in the last decade, Desert Hot Springs has recently been rated one of the mostly *fiscally sound cities in the U.S.*, and now has the *lowest* crime rate of all nine cities in the Coachella Valley.

*The City of Desert Hot Springs recently passed a measure to waive their 12% Transient Occupancy Tax for the first six years of operation (Year 1-2: Full 100% waiver of fees, Year 3-4: 50% wavier of fees, Year 5-6: 25% wavier of fees) - Buyer to Verify.



View of Mount San Jacinto



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**CONTACT BROKER NOW FOR PROPERTY ACCESS/
SHOWINGS, & ADDITIONAL INFORMATION**