

SAND TO SNOW
NATIONAL MONUMENT

SITE

**1.03 ACRES COMMERCIAL LAND
IN RAPIDLY GROWING AREA**

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

PROPERTY FEATURES

- 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
- Easy access to Highway 62 and Interstate 10
- In the path of major residential development
- Strong daily traffic counts and visibility along Pierson Blvd
- Located within the sphere of influence of Desert Hot Springs, an area primed for accelerated growth

PRICE: \$135,000

Position yourself at the leading edge of Desert Hot Springs' explosive growth. This 1.03-acre commercial parcel is strategically located just south of Pierson Boulevard — one of the city's busiest thoroughfares with 20,000+ cars per day — and minutes from both Highway 62 and Interstate 10.

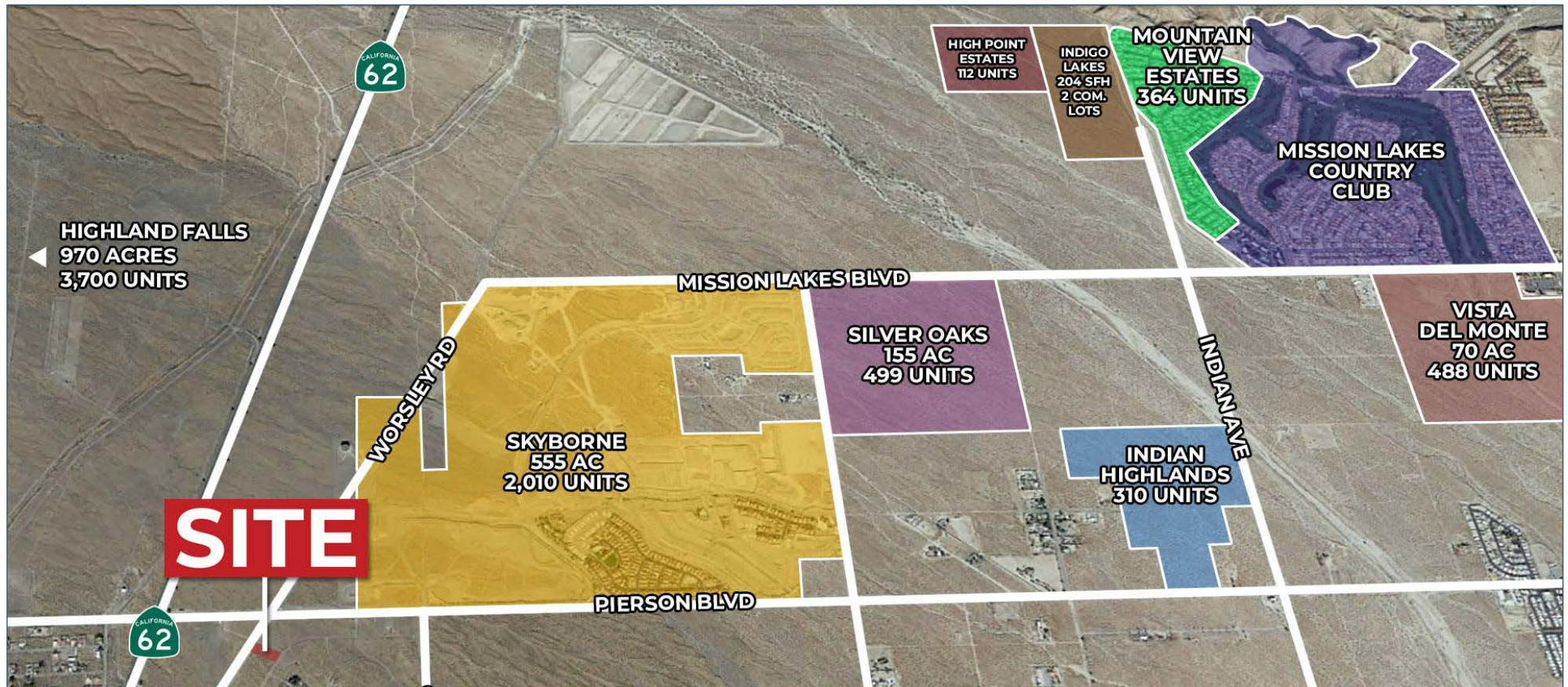
Surrounded by major planned communities including Skyborne (2,010 homes) and Highland Falls (3,700 planned units), this site sits squarely in the path of rapid residential and commercial expansion. Opportunities in this growth zone are limited — act now to secure your position before values rise further.



NEARBY POINTS OF INTEREST INCLUDE: WHITEWATER PRESERVE, SAND TO SNOW NATIONAL MONUMENT, MISSION CREEK PRESERVE, CITY OF DESERT HOT SPRINGS



SITE DETAILS



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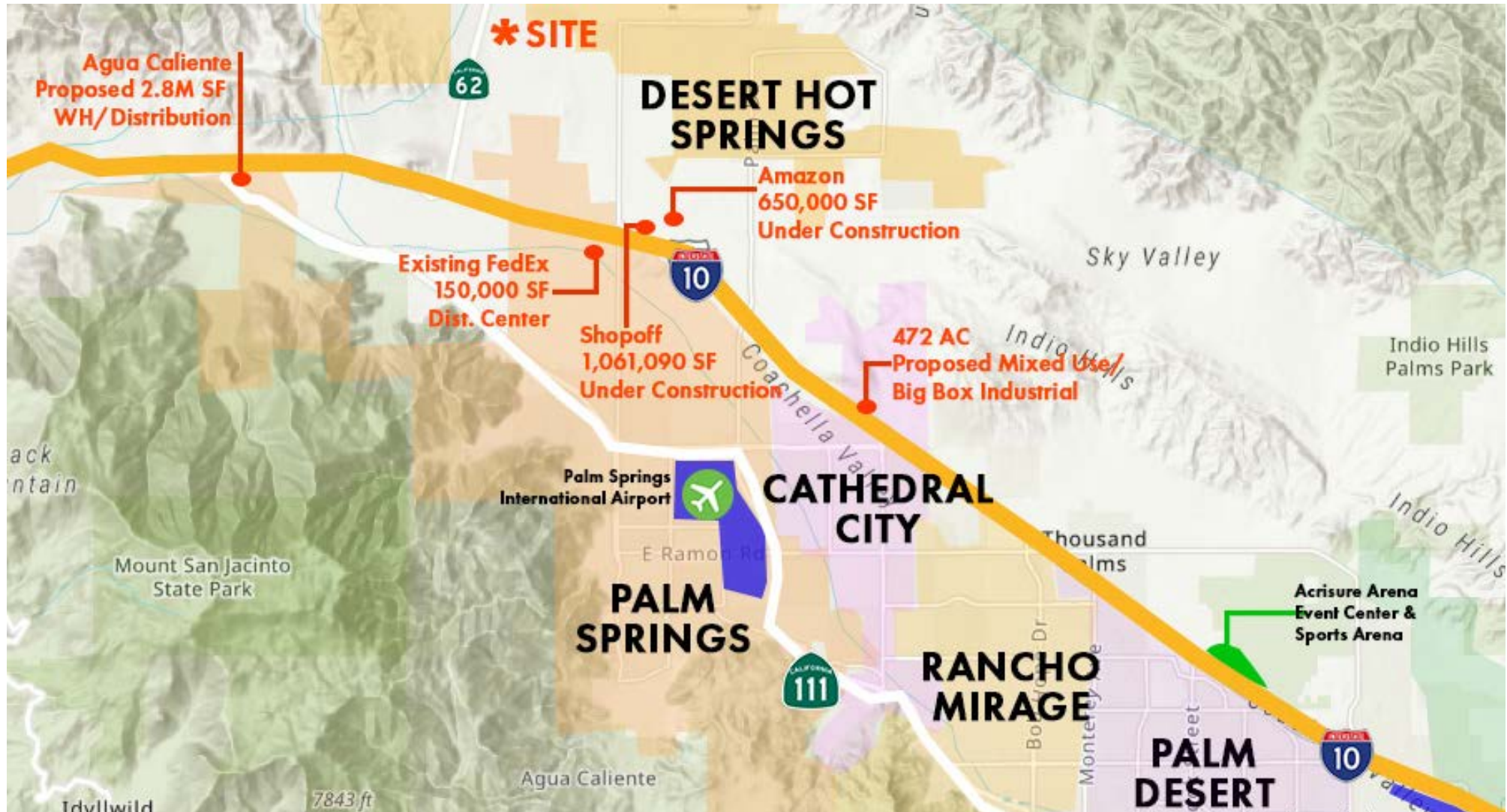
- **Location:** The property is located on the east side of Worsley Road, just south of Pierson Blvd and is located just outside of the city limits of the sphere of influence of Desert Hot Springs, CA.
- **APN:** 667-202-005
- **Parcel Size (County Assessor's Information):** 1.03 Acres
- **Zoning:** 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)

- **Comments:** Discover a prime opportunity in 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, 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! With thousands of new homes planned nearby and commercial services in demand, this property is perfectly positioned for retail, dining, or service-based development. Its visibility, access, and zoning flexibility create a strong foundation for investors and developers seeking early entry into Desert Hot Springs' next phase of expansion.

LOCATION OVERVIEW

The subject property is located in an area of major growth. With several existing, under construction, and proposed industrial/distribution projects nearby, the subject property is primely situated for development.

LARGE DEVELOPMENTS IN THE AREA



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