



FOR SALE

*Price:
Call Listing Broker*

SUBJECT
PROPERTY

DESERT HOT SPRINGS DEVELOPMENT OPPORTUNITY

40-Acres of premier land adjacent to the growing DHS



Exclusively listed by

GRANT THIEM

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BRE LIC N° 01984787

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THE OFFERING

Desert Hot Springs, California, is experiencing a notable surge in real estate activity, positioning itself as a burgeoning hotspot within the Coachella Valley. In February 2025, the median home price reached \$420,000, marking a 6.2% increase from the previous year. This growth is underpinned by a significant population increase of 25% over the past decade, making it the fastest-growing city in the region. The city's appeal is further enhanced by its low crime rates and the development of approximately 600 new housing units, catering to a diverse range of buyers. With its unique combination of affordability, safety, and natural beauty, Desert Hot Springs is rapidly transforming into a desirable destination for homeowners and investors alike.

Adjacent to Desert Hot Springs lies a compelling 40-acre development opportunity poised to capitalize on the city's rapid expansion. This parcel, situated along McCarger Road, offers a broad range of potential uses and is a strong candidate for rezoning. According to recent conversations with the county planner, a General Plan Amendment could open the door to future development options such as mobile home parks, tiny home communities, or affordable housing projects. Its strategic location near renewable energy sources, including nearby solar and wind facilities, enhances its appeal for sustainable and forward-thinking development. As Desert Hot Springs continues to grow, this property presents a prime opportunity for investors and developers looking to align with the region's evolving residential and community-driven needs.



APN	656-270-035
PRICE	Call Broker
GROSS LAND SIZE	±40 Acres (1,742,400 sqft)
ZONING	Currently W2 w/Potential to Rezone to SF6 (possible Multi-Family use if City Approved)

INVESTMENT HIGHLIGHTS

This ±40-acre parcel offers a unique development opportunity in Desert Hot Springs, a growing Coachella Valley city with strong support for logistics, residential, and sustainable infrastructure.



DESERT HOT SPRINGS LOCATION

Desert Hot Springs is a fast-growing city in the Coachella Valley, known for its natural hot springs, resort spas, and scenic desert beauty. Surging real estate activity and infrastructure investments make it a promising location for development.



GROWING DEMAND

With a 6.2% YoY increase in median home prices (Feb 2025) and a 25% population growth over the past decade, Desert Hot Springs offers developers an opportunity to meet demand with attainable pricing and scale..



FLEXIBLE ZONING & DEVELOPMENT POTENTIAL

Currently zoned W-2, with potential to rezone to SF6 for multi-family use (city approval required). Entitled for up to 700,000–1.4 million SF of industrial/logistics development, including warehouses and fulfillment centers.



PANORAMIC VIEWS & RESORT PROXIMITY

Enjoy sweeping 360° views of Palm Springs, Desert Hot Springs, and the surrounding spa and golf communities—an ideal setting for residential or wellness-oriented projects.



NEARBY MEGA PROJECTS

Only 15 miles southeast, Disney's Cotino - Storyliving by Disney residential community is under construction, bringing new visibility, value, and investment into the region.

[Learn more](#)



FILM-FRIENDLY LANDMARK

The lot has served as a backdrop for multiple major commercial shoots, including:

- [Grace Elizabeth for Estée Lauder](#)
- [Double Wear Makeup Campaign](#)
- [Behind the Scenes Video](#)

Where nature
meets potential.

40 acres of
future-forward
desert real estate.

SEAMLESS CONNECTIVITY

*To airports, cities, and major economic zones
across Southern California*

01 **20 minutes to
Palm Springs Airport (PSP)**

02 **20 minutes to
Downtown Palm Springs**

03 **25 minutes to
Coachella Valley**

04 **1 hour to
29 Palms Marine Corps Base**

05 **1 hour 45 minutes to
Los Angeles**



**SUBJECT
PROPERTY**

*Mojave
Desert*

*San Bernardino
National Forest*

5

**LOS
ANGELES**

4

29 PALMS

Pacific Ocean

Salton Sea

*Joshua Tree
National Park*

2

1

**PALM
SPRINGS**

*San Jacinto
Mountains*

10

*Coachella
Valley*

3

**INDIO/
COACHELLA**

01 **Palm Springs Airport
(PSP)**

02 **Downtown Palm
Springs**

03 **Coachella Valley**

04 **29 Palms Marine Corps
Base**

05 **Los Angeles**







ONE OF PALM SPRINGS' MOST PROMISING EMERGING MARKETS

Known for its natural hot springs, panoramic mountain views, and access to key regional corridors, Desert Hot Springs is quickly gaining traction as a high-potential development zone just north of Palm Springs.

As affordability and open land grow scarce in Palm Springs proper, Desert Hot Springs presents a compelling opportunity for residential, industrial, and mixed-use projects. The city has seen a 25% population increase over the past decade, with recent home prices rising 6.2% year-over-year as of February 2025—signaling both rising demand and investor confidence.

Located just 25 minutes from Palm Springs International Airport and positioned along the I-10 corridor, the area is ideally situated for logistics, light industrial, or wellness-driven development. Current zoning (W-2) offers flexible entitlement potential—up to 700,000 SF of industrial use, expandable to 1.4 million SF with city support.

With views of the San Jacinto and Little San Bernardino Mountains, Desert Hot Springs offers a scenic, accessible, and scalable option for developers seeking to tap into the momentum of the greater Palm Springs region—without the constraints of its urban core.

20

MINUTES TO
PALM SPRINGS
AIRPORT

25%

POPULATION
GROWTH (LAST
DECADE)

700K

TO 1.4M SF ENTITLEMENT
RANGE FOR INDUSTRIAL
DEVELOPMENT

FLEX

ZONING ALLOWS
INDUSTRIAL & POSSIBLE
MULTI-FAMILY (SF6)

DESERT HOT SPRINGS OVERVIEW

Quality of Life

Desert Hot Springs offers a peaceful blend of wellness, wide-open desert views, and natural beauty. Known for its therapeutic mineral springs, clean air, and sweeping mountain landscapes, the city attracts those seeking space, calm, and a slower pace of life. It's quietly evolving—fueled by affordable land, creative energy, and a growing local community.

Wellness, Nature & Lifestyle

Home to boutique spas and wellness resorts, Desert Hot Springs draws visitors seeking restoration and retreat. Surrounded by mountain ranges and desert preserves, it offers sweeping views, hiking trails, and space for resort-style development. Nearby wind farms and solar fields underscore its alignment with sustainability and off-grid living.

Community & Culture

While quieter than Palm Springs, Desert Hot Springs has a growing creative scene—pop-up art shows, vintage markets, and a budding food and coffee culture. Local spots like Cabot's Pueblo Museum and wellness festivals add charm, while proximity to Joshua Tree and the Coachella Valley music scene makes it a strategic hub for creatives and investors shaping the next wave of desert living.



DESERT HOT SPRINGS LOCATION

Desert Hot Springs is quickly earning its spot as one of the Palm Springs region's most promising up-and-comers. With open land, flexible zoning, and stunning mountain views, it's attracting developers ready to build beyond the limits of nearby markets. Easy access to I-10, airports, and festival circuits makes it both connected and full of potential—an ideal launchpad for the next wave of desert growth.



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