



Offering Summary

Property Type:	Land
Both Parcels (25.43 Acres):	\$1,017,200
APN: 001-010-056 (13.46 Acres)	\$538,400
APN: 001-010-025 (11.97 Acres)	\$478,800
Price / Acre:	\$40,000
Zoning	S-2 (Open Space/Preservation)

Property Overview

Encompassing 25.43 acres, these two parcels of land can be sold together or individually. This land presents a compelling opportunity for investment and development. With its strategic location and versatile zoning, this property is perfectly positioned for a range of potential uses, from commercial and industrial ventures. Don't miss the chance to shape the future of this coveted location with this remarkable properties.

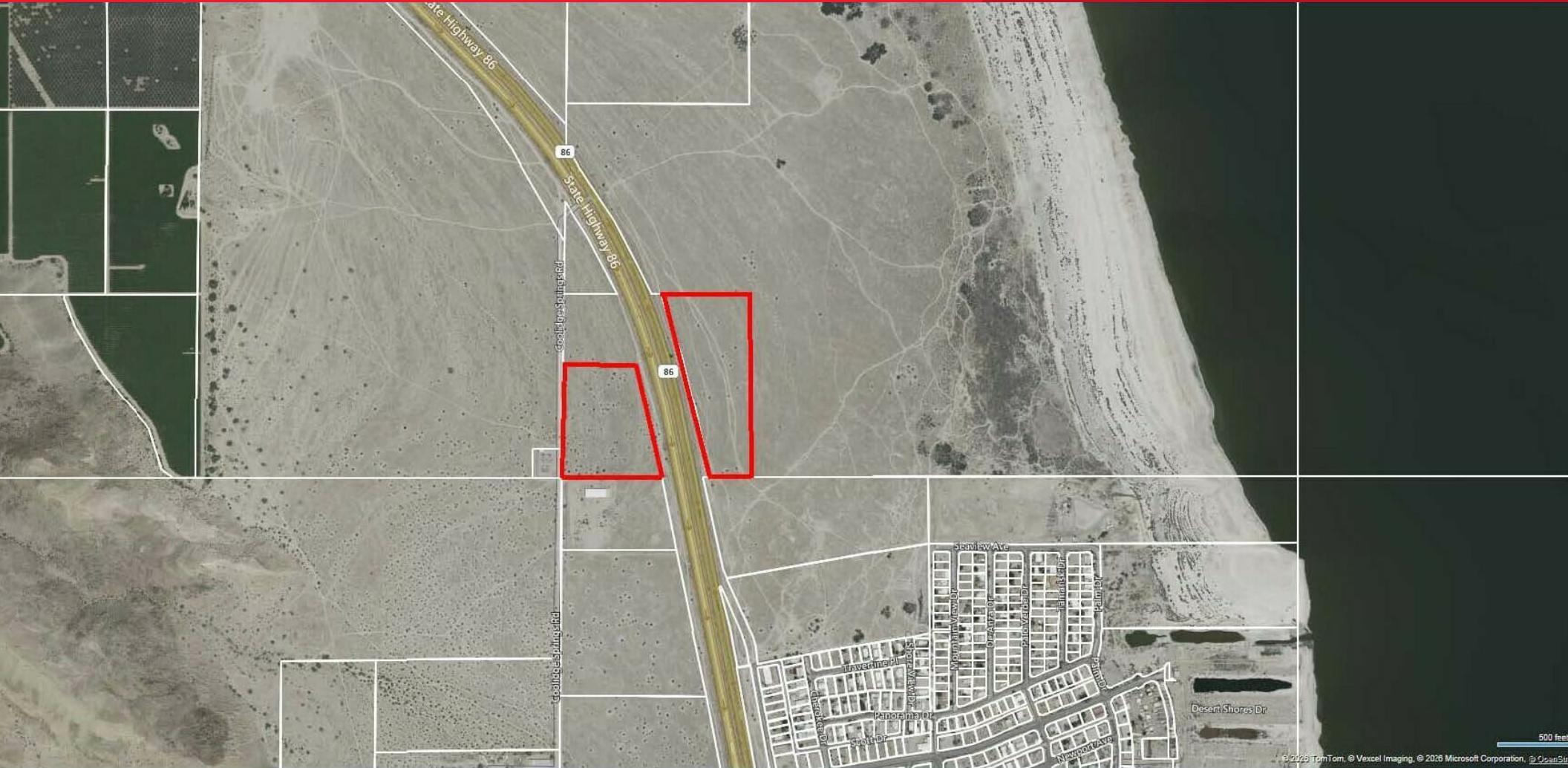
Location Overview

Fronting Highway 86 on both sides of the highway and situated at a higher elevation allows for tremendous visibility and panoramic views. Enjoy proximity to the world-renowned Salton Sea and Ocotillo Wells State Vehicular Recreation area encompassing over 85,000 acres. In addition, the Red Earth Casino is located nearby. Highway 86 offers easy access to major transportation with only a 30 mile/40 minute commute to La Quinta, and within an hour of Palm Springs. The Desert Shores area is a great choice for forward-thinking investors seeking to make their mark in this dynamic region.

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	17	87	924
Average Age	37	37	37
Average Age (Male)	37	36	36
Average Age (Female)	38	38	37

Demographics data derived from AlphaMap

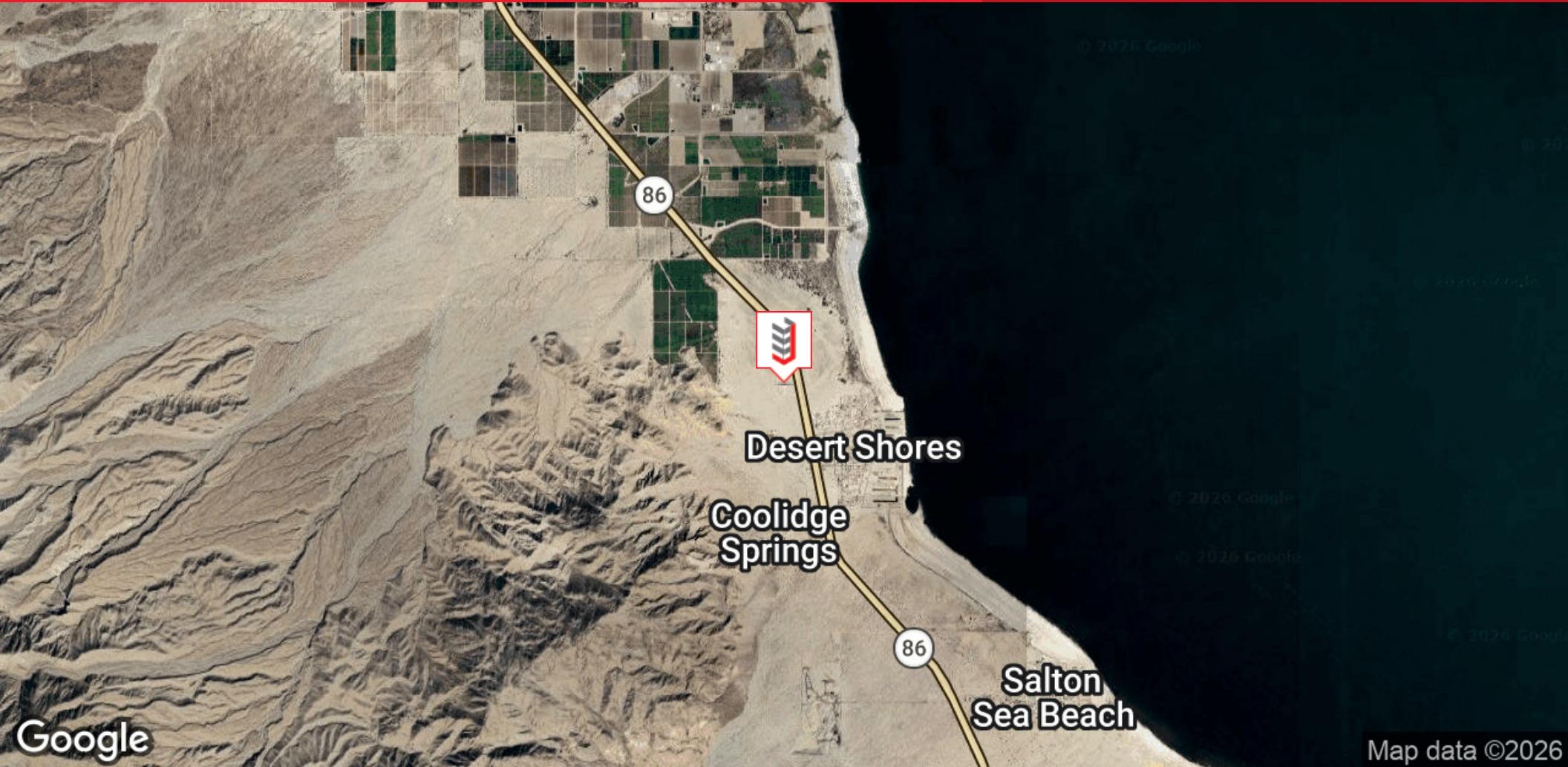
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2 PARCELS OF LAND FOR SALE - DESERT SHORES, CA



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