

# ±474 ACRES MIXED-USE LAND FOR SALE

I-10 @ DATE PALM DRIVE & VARNER ROAD, CATHEDRAL CITY, CA 92234



**SALE PRICE: \$13,400,000**

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# SALE

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### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of the Coachella Valley. Located on Interstate 10 at the Date Palm Drive interchange in Cathedral City, CA, this assemblage of ±474 gross acres offers an enviable location for land investors and developers. Boasting ample space, excellent infrastructure, and strategic access to major transportation routes, this property is primed for development. With the potential for substantial returns on investment, this offering represents a rare opportunity to capitalize on the thriving Inland Empire and Coachella Valley markets.

### UTILITY PROVIDERS

SERVICE	PROVIDER
Water (to Site)	Coachella Valley Water District (CVWD)
Sewer	Coachella Valley Water District (CVWD)
Electricity (to Site)	Southern California Edison (SCE)
Natural Gas (to Site)	Southern California Gas (SoCalGas)
Telecommunications (to Site)	Spectrum, Frontier Communications, and other regional providers

### PROPERTY HIGHLIGHTS

- Zoning: Mixed-Use Urban District and Mixed-Use Neighborhood District.
- Allows for single family, multi-family, live-work units, commercial and industrial.
- Direct access from Interstate 10 via signalized off-ramp.
- Approved North City Specific Plan.
- \$4M of entitlement costs spent.
- Interstate 10 boasts over 186,000 ADT

### OFFERING SUMMARY

Sales Price:	\$13,400,000
Gross Acreage:	±474 Acres
Approximate Usable Acreage:	±317 Acres
	(\$0.97/SF)

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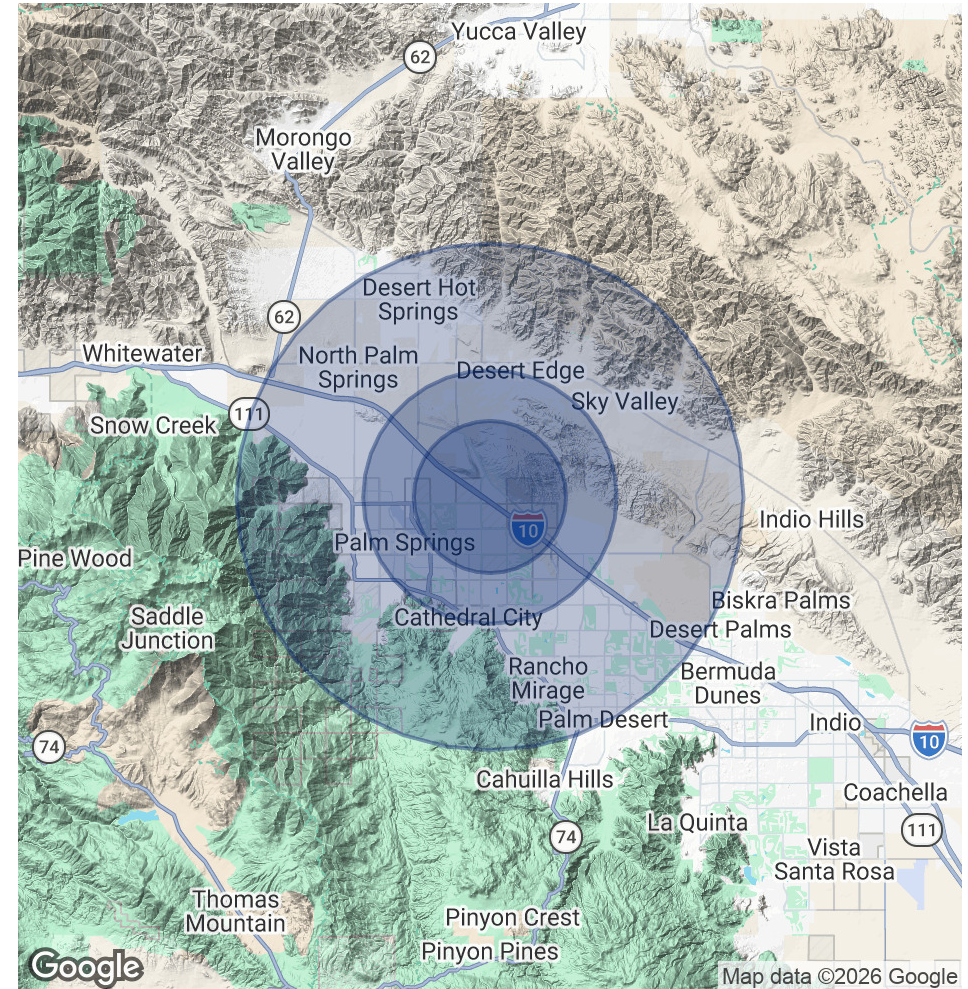
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	39,293	89,485	200,710
Average Age	41	46	48
Average Age (Male)	41	46	47
Average Age (Female)	41	46	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	12,952	36,483	86,715
# of Persons per HH	3	2.5	2.3
Average HH Income	\$96,108	\$94,661	\$93,980
Average House Value	\$553,680	\$599,101	\$603,829

Demographics data derived from AlphaMap



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