

RARE DEVELOPABLE PROPERTY IN HOT MINERAL SPA ZONE! LARGEST PARCEL IN CITY ZONED FOR HOTEL USE

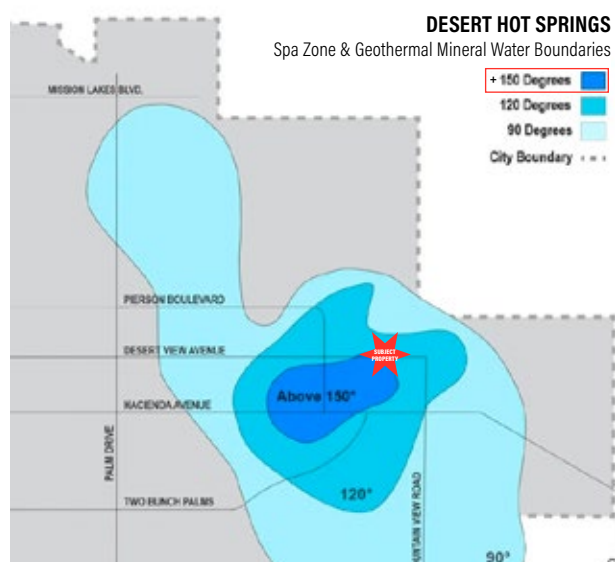
BUILD 5-STAR SPA RESORT, SHORT-TERM/VACATION RENTAL, OR HOSPITALITY/Wellness RETREAT DEVELOPMENT IN INTERNATIONALLY RECOGNIZED SPA CITY OF DESERT HOT SPRINGS (10 MINUTES FROM CITY OF PALM SPRINGS)

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

MAJOR PRICE REDUCTION FOR QUICK CLOSE! CONTACT BROKER FOR MORE DETAILS



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



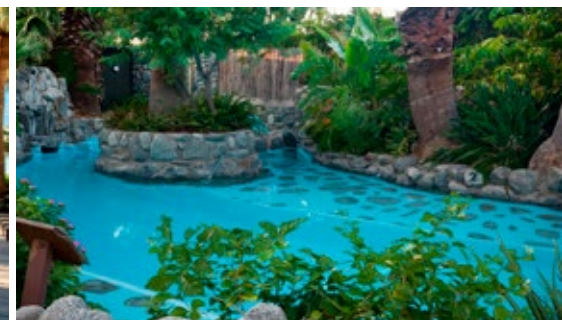
"DESERT VIEW/MOUNTAIN VIEW 20-ACRE HOT WATER RESORT" is a prized developable land property given that it is known to be the largest single parcel with hotel zoning (zoned "VS" – Hotel/Hot Water Resort) in the city; and is also within the Hot Mineral Springs Zone with an existing hot water well (194 degree 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.**

**Buyer to verify use and zoning.*



View of Mount San Jacinto