

# RESIDENTIAL LOT PRICED TO SELL

## 0.31 ACRES - DESERT HOT SPRINGS, CA



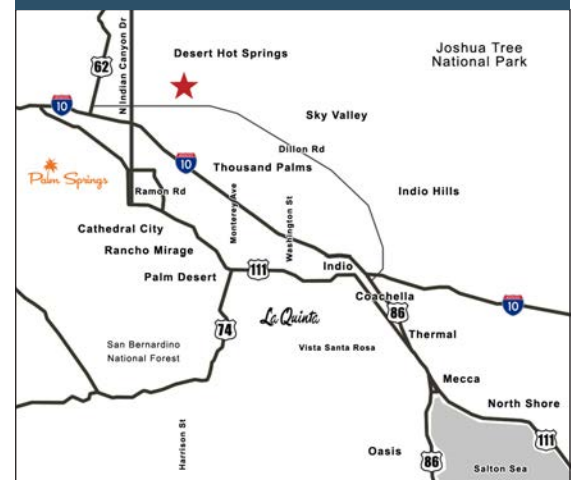
### SWC CACTUS DR & CAMINO AVENTURA (16TH AVE), DESERT HOT SPRINGS

#### FEATURES

- Corner Lot
- Property is located in the most desirable area of Desert Hot Springs and has spectacular views of San Jacinto Mountains
- Just one mile to Two Bunch Palms Elementary School and 2 miles to Desert Springs Middle School
- Just a few blocks from new city library, post office, and major retail locations such as Grocery Outlet, Vons, Starbucks, Walgreens, Wells Fargo, Subway, and McDonalds
- Just minutes to Palm Springs and other cities
- Easy access to I-10 via Palm Drive
- Priced to sell

**PRICE: \$19,000**

#### COACHELLA VALLEY



#### VICINITY MAP



#### SUSAN HARVEY

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Cell: 760.250.8992



#### EMILY HARVEY

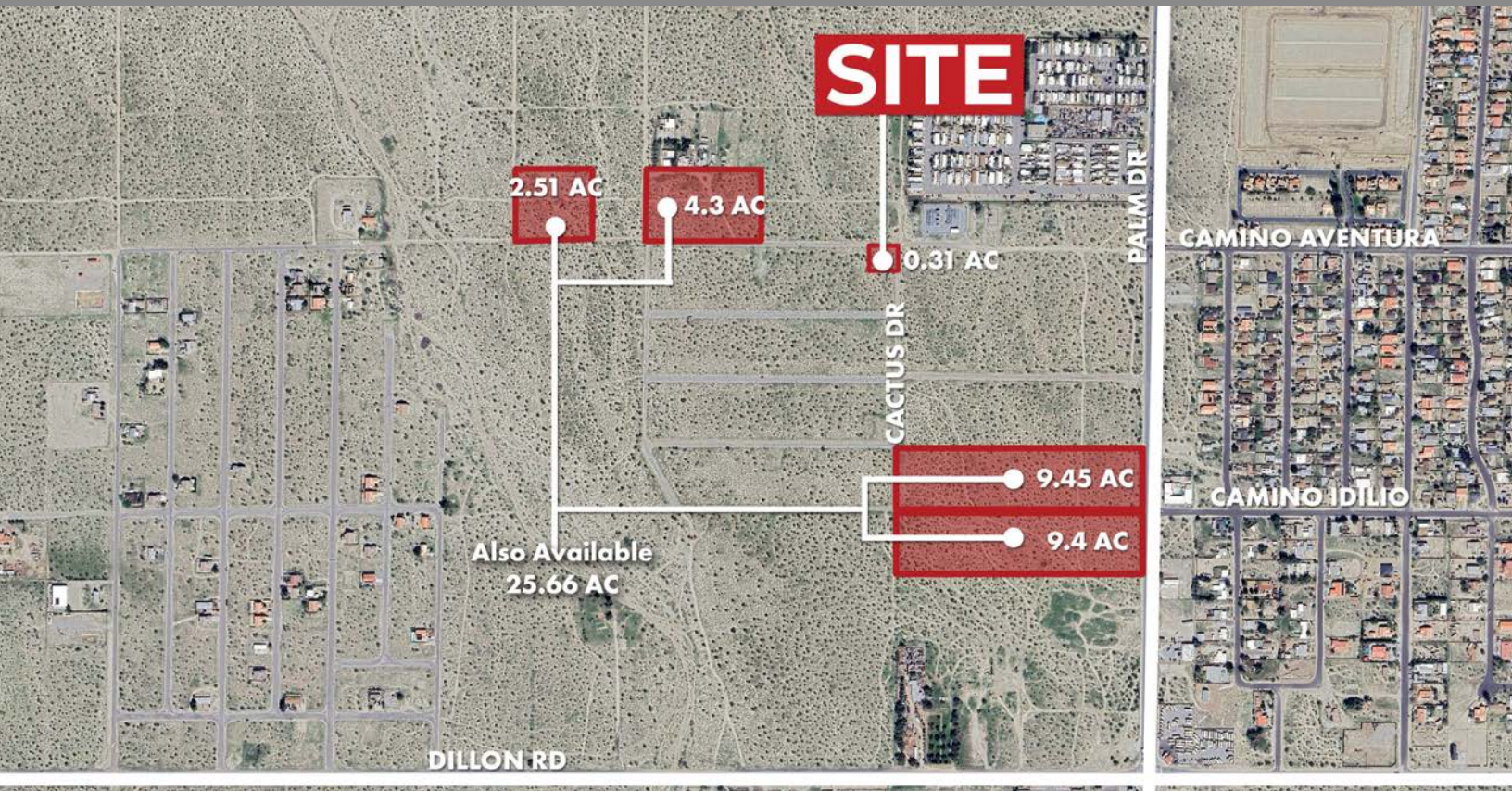
DRE #02229612  
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# 0.31 AC RESIDENTIAL LOT

## AERIAL & SITE AMENITIES



### SITE AMENITIES

- **Location:** The property is located at the southwest corner of Cactus Dr and Camino Aventura in Desert Hot Springs, CA.
- **APNs:** 657-012-019
- **Size (According to County Assessor's Information):** 0.31 AC
- **Zoning:** R-L (Residential - Low)
- **General Plan:** R-L (Residential Low)
- **Utilities:** Water: 16" line in Palm Dr.; 2" line in Camino Aventura  
Electricity: In street  
Sewer: No sewer in the area
- **CVMSHCP:** No
- **Flood Zone:** 100-Year



PROPERTY PHOTO

SITE

### DEMOGRAPHICS (2024 EST)

	1 Mile	3 Miles	5 Miles
<b>Population</b>	5,950	36,741	55,431
<b>Avg. HH Income</b>	\$56,021	\$52,523	\$59,305
<b># of Households</b>	1,808	11,533	19,056

760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.