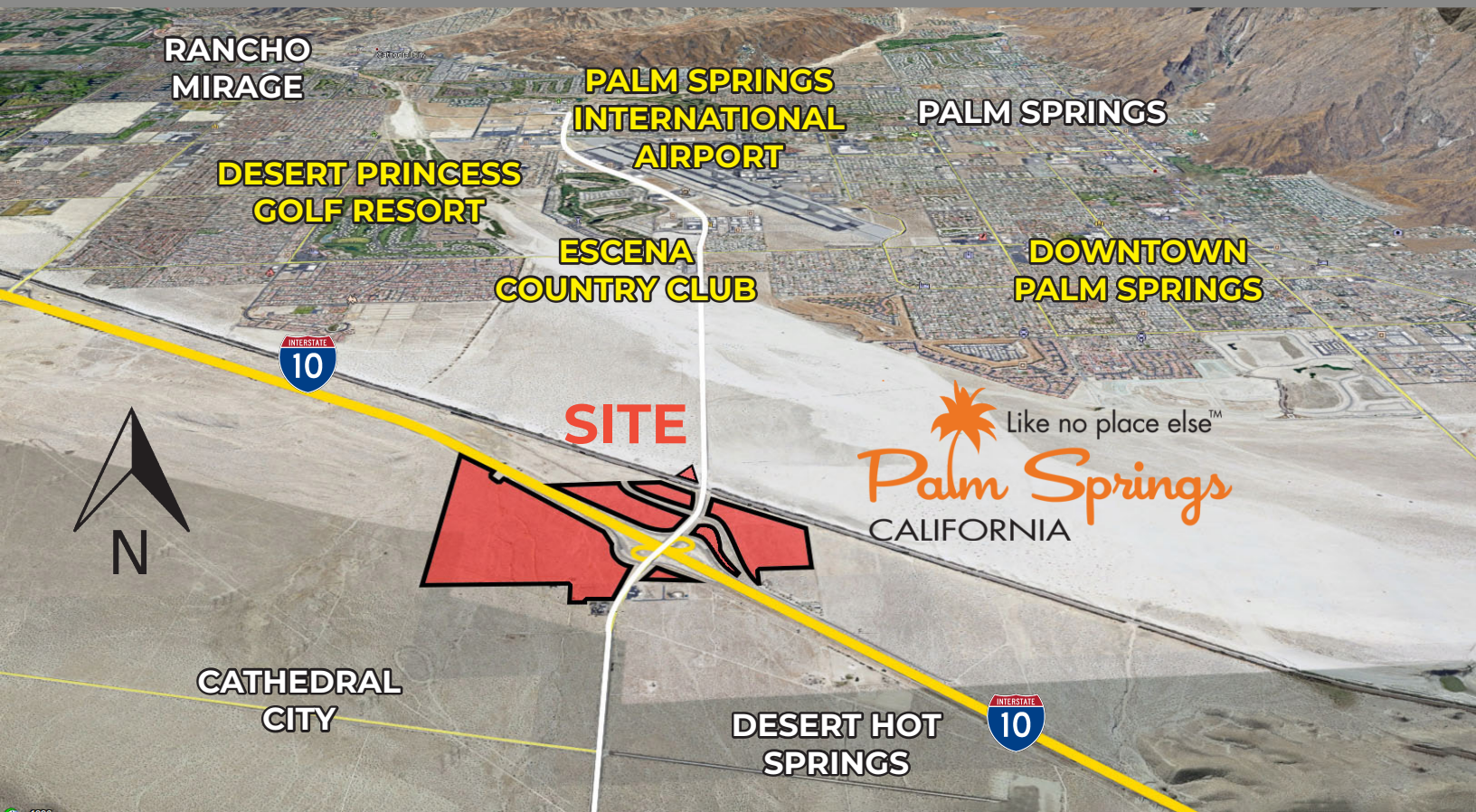


246 Acres Interstate 10 and Palm Drive Palm Springs, CA



INTERSTATE 10 & PALM DRIVE, PALM SPRINGS, CA

Features

- At The Immediate Off-Ramp of I-10 & Palm Drive/ Gene Autry Trail
- Extraordinary opportunity to own all four corners of the key I-10/Palm Drive-Gene Autry Interchange
- 1.4 miles of incredible freeway frontage
- I-10 daily traffic counts 182,000 per day
- Unmatched freeway visibility & exposure
- Ideally located at the entrance of Palm Springs, Cathedral City, and Desert Hot Springs
- Wide mix of zoning allows endless possibilities for Industrial, Commercial, & Mixed Use Development

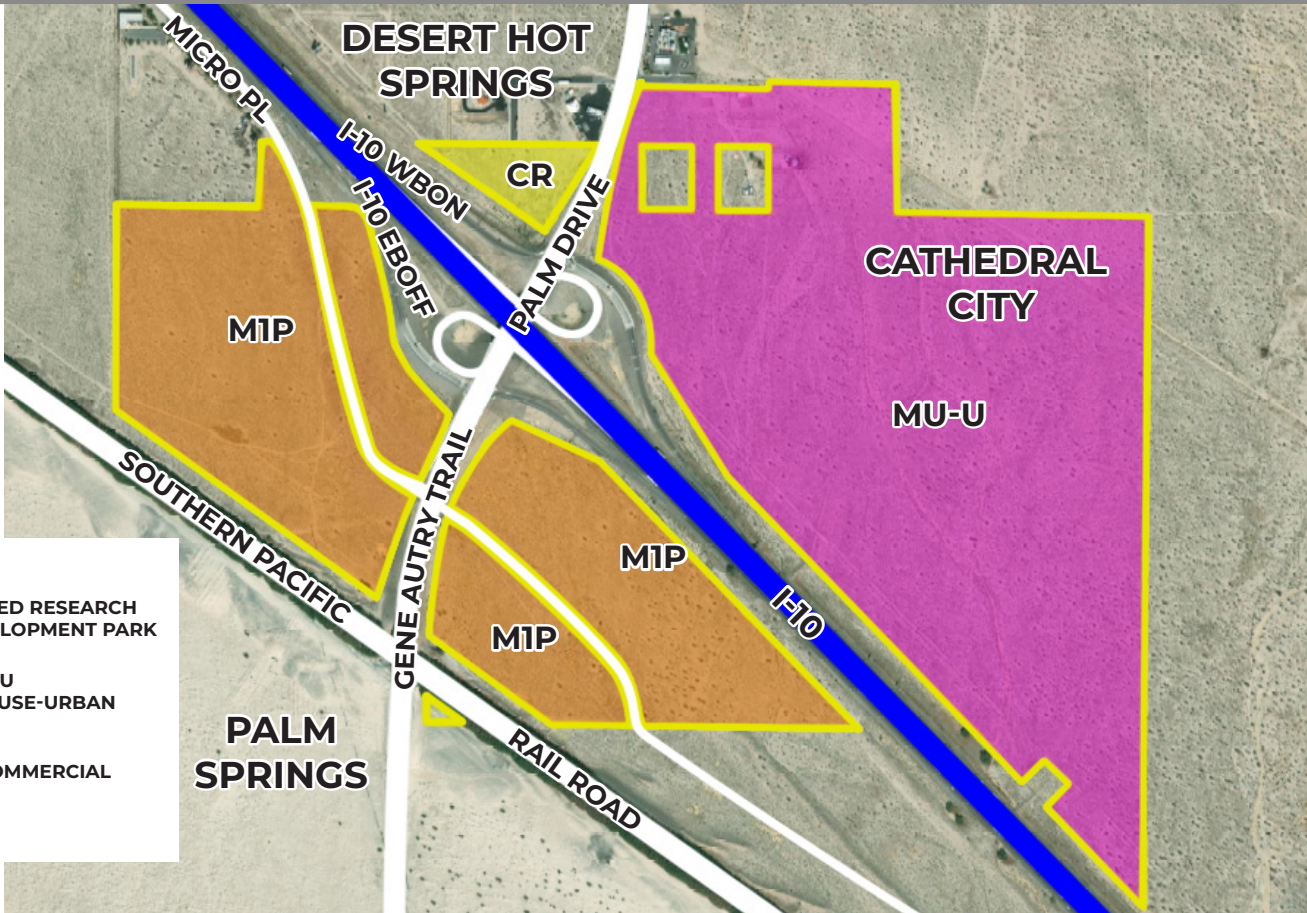


Asking Price: \$10,348,800 (\$42,000/AC)

Susan Harvey
 susan@dppllc.com
 760-250-8992 Mobile
 CA DRE #00957590

Paula Turner
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 760-578-6564 Mobile
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246.4 Acres Interstate 10 and Palm Drive/Gene Autry Trail



- PS MIP
PLANNED RESEARCH
& DEVELOPMENT PARK
- CC MU-U
MIXED USE-URBAN
- DHS COMMERCIAL

Site Amenities

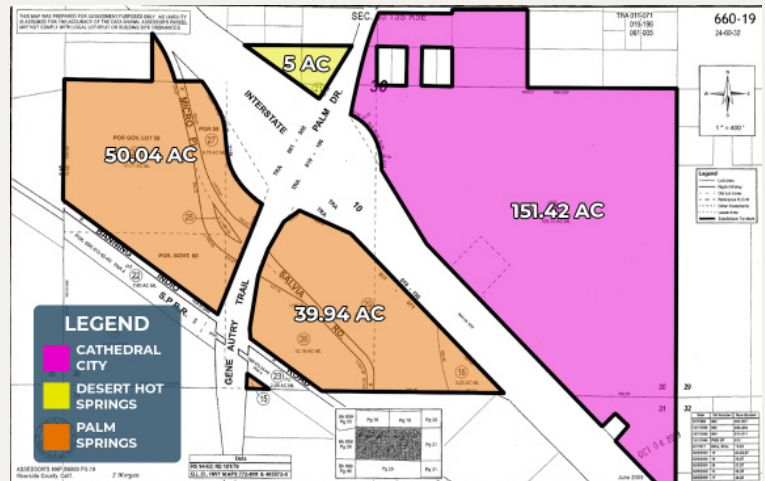
- **Location:** The property is located at all four corners of the I-10 and Palm Drive/Gene Autry Trail Interchange
- **APN & Parcel Size & Zoning:**
Desert Hot Springs Zoning: C-H (Highway Commercial)
660-160-015 - 2.57 AC
660-160-027 - 2.03 AC
660-190-021 - 0.4 AC
- **Utilities:** Electrical is in the Street. There is no water or sewer currently serving these parcels
- **Current Use:** Vacant Land
- **I-10 Traffic Counts:** 182,000 per day
- **Conservation Land:** No
- **Earthquake Fault Zone:** Garnet Hill fault bisects a portion of property
- **Multi-Species:** No

Cathedral City Zoning: MU-U(Mixed Use-Urban)

- 660-160-018 - 1.09 AC
- 660-160-019 - 0.42 AC
- 660-180-006 - 1 AC
- 660-180-011 - 5 AC
- 660-180-012 - 5 AC
- 660-180-024 - 4.5 AC
- 660-190-028 - 126.1 AC
- 660-290-016 - 8.31 AC

Palm Springs Zoning: MIP(Planned Research & Development Park)

- 660-160-014 - 1.14 AC
- 660-190-015 - 0.3 AC
- 660-190-016 - 3.2 AC
- 660-190-024 - 41.71 AC
- 660-190-025 - 0.44 AC
- 660-190-026 - 12.14 AC
- 660-190-027 - 6.75 AC
- 660-190-029 - 24.3 AC



760-360-8200 | 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.