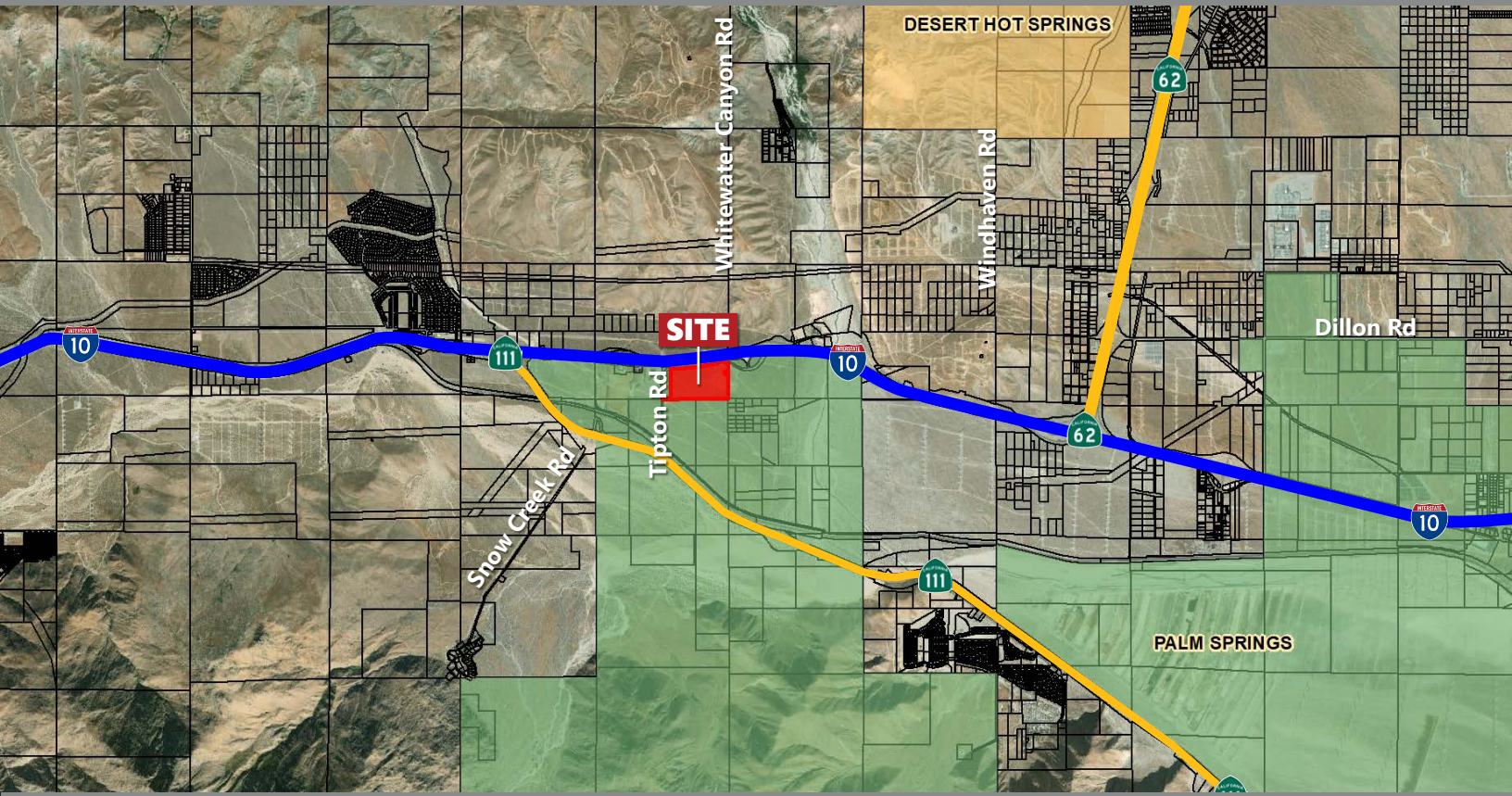


71.5 ACRES I -10 LOGISTICS CORRIDOR

1-10/WHITEWATER, PALM SPRINGS, CA



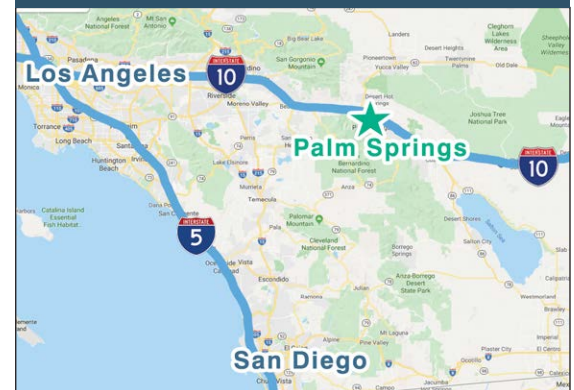
TIPTON RD, PALM SPRINGS, CA

FEATURES

- Southside of Interstate 10 Exit 114 at Whitewater
- Excellent development opportunity for distribution, fulfillment centers or cannabis facilities
- 176,000 Cars Per Day
- Ideal Site for Outlet Mall or Freeway Commercial
- Located in the City limits of Palm Springs
- The first full Palm Springs/Coachella I-10 Interchange coming from the west (Los Angeles)

PRICE: \$9,312,475 (\$2.99/SF)

SOUTHERN CALIFORNIA



VICINITY MAP


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



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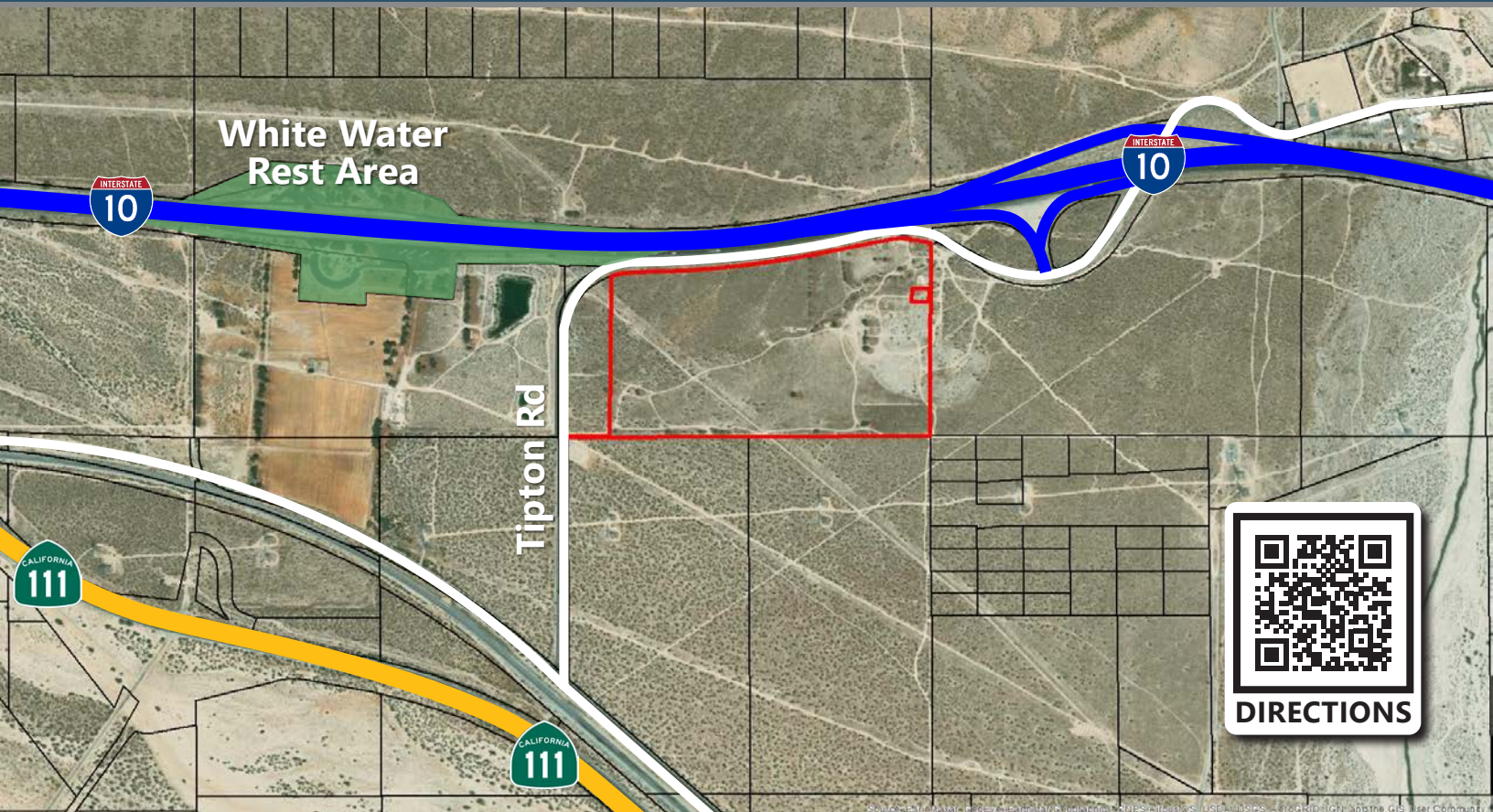


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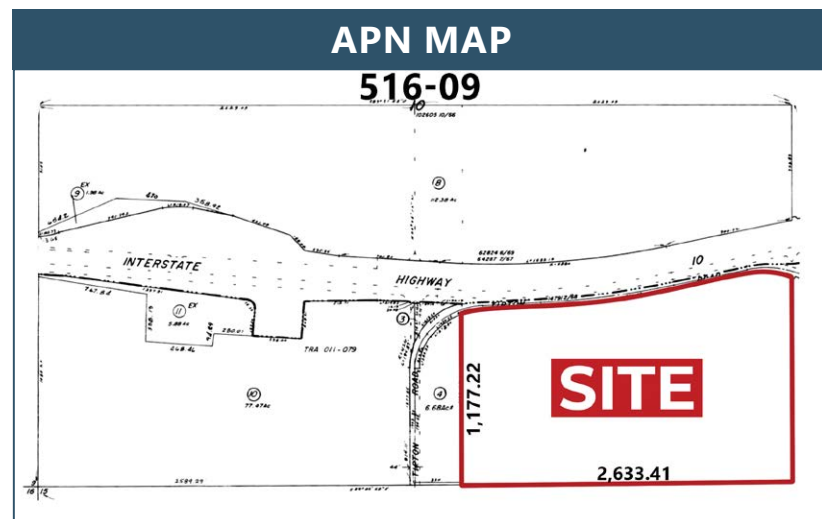
71.5 ACRES I -10 LOGISTICS CORRIDOR

AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located on the south side of Interstate 10, just west of the Whitewater interchange in Palm Springs, California
- **Zoning:** O-5 (Open Space, allows one dwelling unit every five acres) (Parks/Recreation Scenic Beauty)
- **General Plan:** D - Desert
- **Highest & Best Use:** Freeway Commercial
- **Current Use:** Vacant Land
- **Parcel Size:** 71.5 acres
- **APN:** 516-090-005
- **Thomas Guide:** 724 J3 and 725 A3
- **Utilities:** Electric
- **Site Improvements:** none
- **Traffic Count:** 176,000 Annual Average Daily Traffic
- **Topo:** Flat
- **Adjacent Use:** Whitewater Roadside Rest Stop
- **Terms:** Submit



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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.