

# 12.48 ACRES DILLON ROAD

## SPHERE OF INFLUENCE OF PALM SPRINGS, CA



**S DILLON RD & W OF N INDIAN CANYON, SPHERE OF INFLUENCE OF PALM SPRINGS, CA**

### FEATURES

- Ideally located just north of I-10 at Indian Canyon Drive just outside the city limits of Palm Springs and Desert Hot Springs
- In the Sphere of Influence of Palm Springs
- Excellent visibility on Dillon Rd
- Prime Industrial Growth Area just north of Amazon's new 650,000+ sq. ft. distribution center currently under construction
- First eastbound interchange for the Coachella Valley
- Just 6 miles from Palm Springs International Airport

**PRICE: \$815,443 (\$65,340/AC)**

### COACHELLA VALLEY



**VICINITY MAP**

**Desert Pacific**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE



**SUSAN HARVEY**  
DRE #00957590  
susan@dppllc.com  
Cell: 760.250.8992



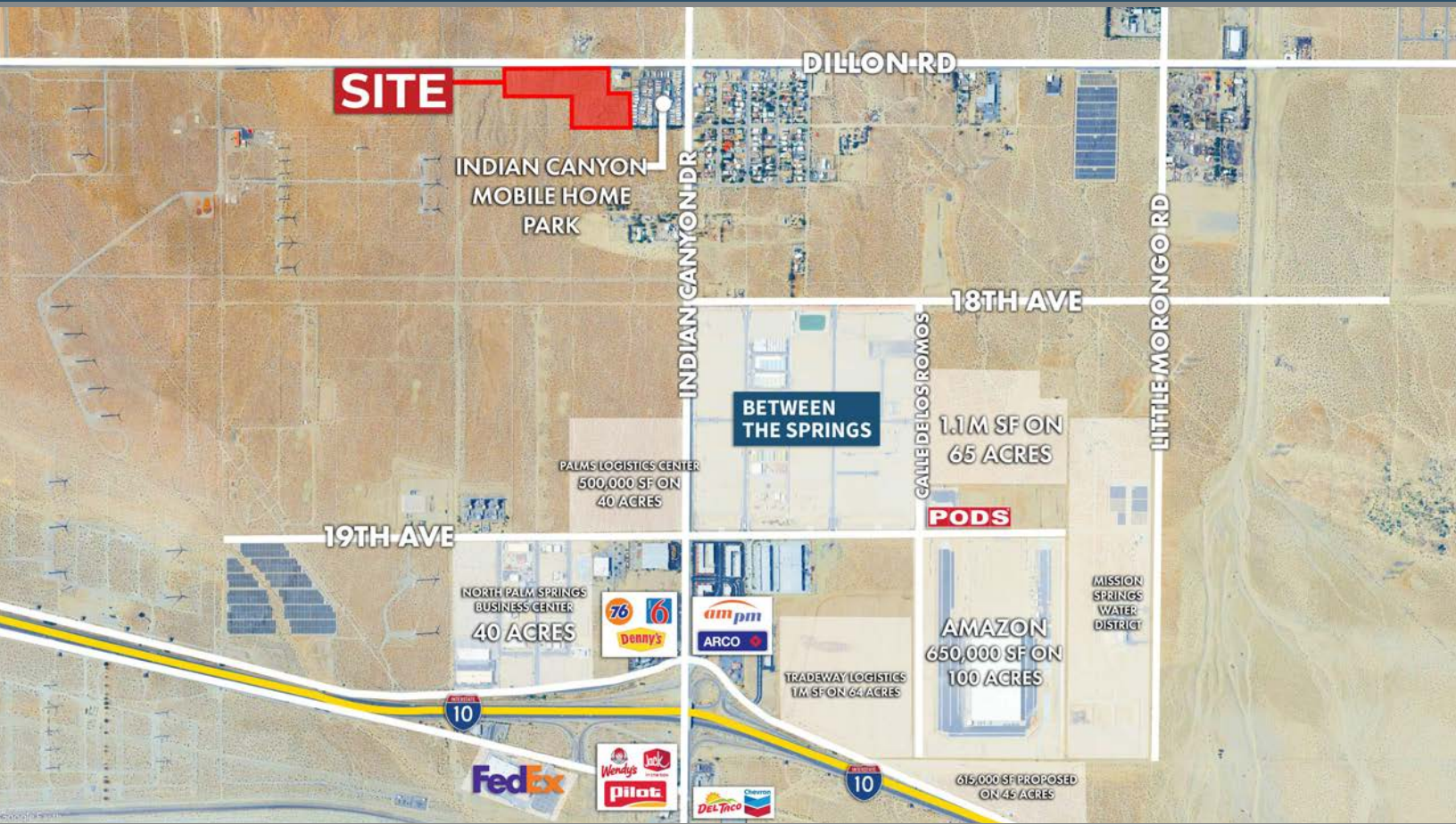
**EMILY HARVEY**  
DRE #02229612  
emily@dppllc.com  
Cell: 760.636.3500

**DesertPacificProperties.com 760.360.8200**



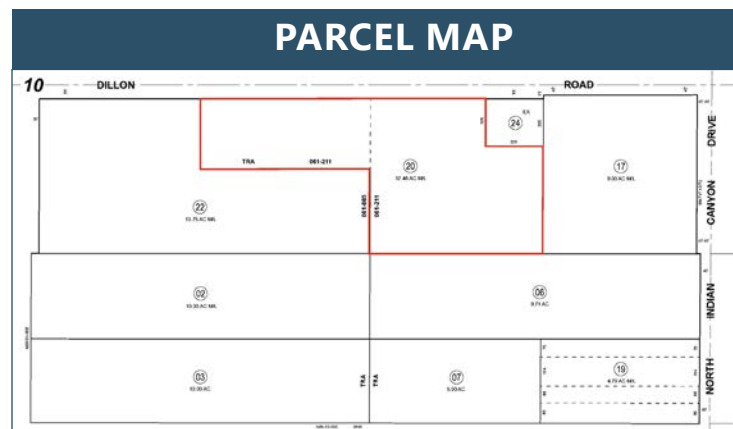
# 12.48 ACRES DILLON RD

## AERIAL & SITE AMENITIES



## SITE AMENITIES

- **Location:** South Dillon Road / West of N Indian Canyon Dr, Sphere of Influence of Palm Springs, CA
- **APN:** 666-140-020
- **Parcel Size (According to County Assessor's Information):** 12.48 AC
- **Zoning:** [Click here to view W-2 \(Controlled Development\)](#)
- **General Plan:** [Click here to view RD \(Rural Desert\)](#)
- **Utilities:**  
Domestic Water: 12" line in Dillon Rd.  
Sewer: 8" line in Indian Canyon Dr.
- **Flood Zone:** 500 Year
- **Fault Zone:** Partially in
- **Comments:** Great opportunity to acquire 12.48 acres in the path of growth. Located just off the freeway and in an area of many new industrial developments, in the Sphere of Influence of Palm Springs.



760.360.8200 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

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.