



FOR SALE

0.39 ACRE MIXED - USE SITE
THOUSAND PALMS CA 92276

PROPERTY INFO

2 ADJACENT LOTS NEXT TO NEC
OF MONTEREY AVE AND RAMON RD
THOUSAND PALMS CA 92276
APN'S # 650-263-(006, 013)

PRICE

\$175,000

Type of Ownership	Fee Simple
Land SF	16,988
Land AC	0.39
Price/SF	\$10.30
Price/AC	\$448,718
Zoning	MIXED-USE (MU)
Street Frontage	67' on Ramon Rd 67' on Datil Way

- Two Adjacent Lots in Unincorporated Riverside County with Frontage on Ramon Road
- Mixed-Use (MU) Zoning that Allows Residential Development By-Right and Commercial Development Pending a CUP
- Immediate Proximity to the 10 Freeway
- Located on Ramon Road near the Intersection with Monterey Avenue that Features Over 38,000 Cars Per Day
- Across the Street from Tri-Palm Estates & Country Club
- Nearby Agua Caliente Rancho Mirage, Shopping Centers & Restaurants

AERIAL HIGHLIGHTS & DEMOGRAPHICS



POPULATION	2 Mile	5 Mile	10 Mile
2010 Population	8,763	69,272	224,073
2023 Population	11,086	74,177	240,940
2028 Population Projection	11,339	74,029	240,623

HOUSEHOLD INCOME	2 Mile	5 Mile	10 Mile
< \$25,000	915	5,945	20,109
\$25,000 - 50,000	536	5,100	19,857
\$50,000 - 75,000	588	4,272	16,575
\$75,000 - 100,000	335	3,289	12,000
\$100,000 - 125,000	1,004	3,667	10,677
\$125,000 - 150,000	185	1,680	6,759
\$150,000 - 200,000	297	2,670	7,893
\$200,000+	417	3,126	11,036
Avg Household Income	\$97,769	\$97,711	\$95,589
Median Household Income	\$82,425	\$72,256	\$68,471

EDUCATION	2 Mile	5 Mile	10 Mile
Some High School, No Diploma	1,085	7,901	20,788
High School Graduate	2,885	17,197	60,617
Some College, No Degree	2,552	17,197	60,617
Associate Degree	978	5,724	16,883
Bachelor's Degree	966	9,969	36,513
Advanced Degree	698	6,874	24,799