

FOR SALE

PRIME RESIDENTIAL LAND

Fred Waring Drive, Palm Desert, CA

±1 ACRE
\$2,100,000

PROPERTY DESCRIPTION

We are pleased to present the sale of 6 contiguous parcels of land totaling approximately one-acre located on Fred Waring Drive, one of Palm Desert's main thoroughfares. The Property is zoned R3. The Property has 195 square feet of frontage on Fred Waring, just west of San Pablo Avenue, another core artery in Palm Desert.

EXCEPTIONAL INVESTMENT OPPORTUNITY

The City of Palm Desert is the second largest city in the Coachella Valley and is growing at a rapid pace.

Palm Desert is known as the cultural and retail center of the desert communities and is rated one of the safest cities in Southern California. As such, the Property serves as an excellent development opportunity in a central and visible location.



VISIBLE AND CENTRAL LOCATION

The Property is one of the most visible and appealing locations on Fred Waring and is in the midst of Central Palm Desert, which includes most of the City's major office, retail, residential, and civic buildings. This Property is across the street from College of the Desert, Palm Desert

Library, College Golf Center, Palm Desert Civic Center, the Civic Center Park, Sheriff Station, McCallum Theater and City Hall.

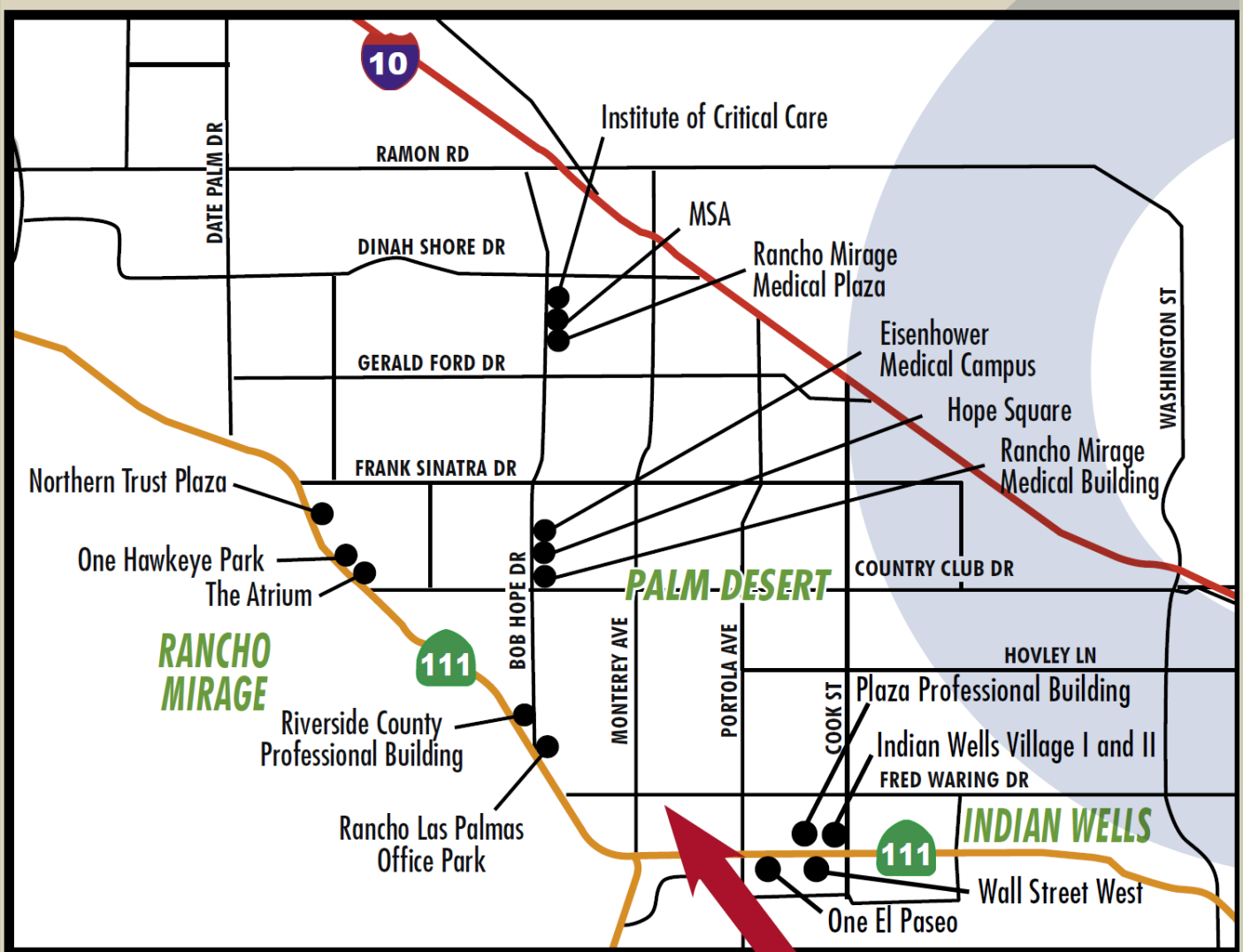
Fred Waring Drive is one of the busiest and most frequently used thoroughfares in the City, as it has an average daily traffic count of over 33,000, allowing for excellent exposure for any development along the street. The Property is also in close proximity to Highway 111 and Monterey Avenue, which provide easy access to the rest of the Coachella Valley as well as the I-10 Freeway, one of the most traveled freeways in Southern California.



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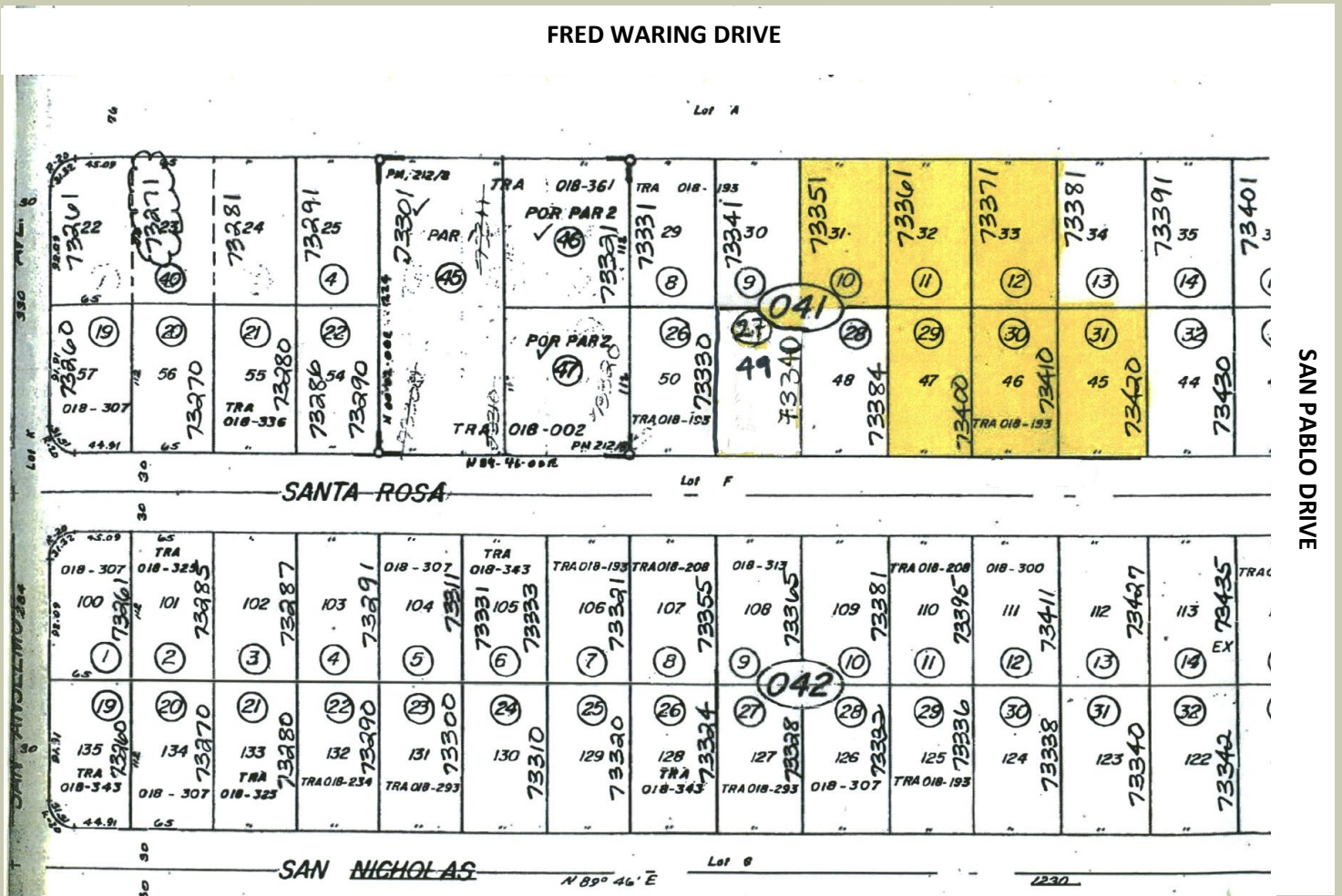
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- ± 1 Acre Residential Land
- Desirable Fred Waring Corridor
- 6 Separate Parcels
- Central Palm Desert Location
- Great Development Opportunity



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