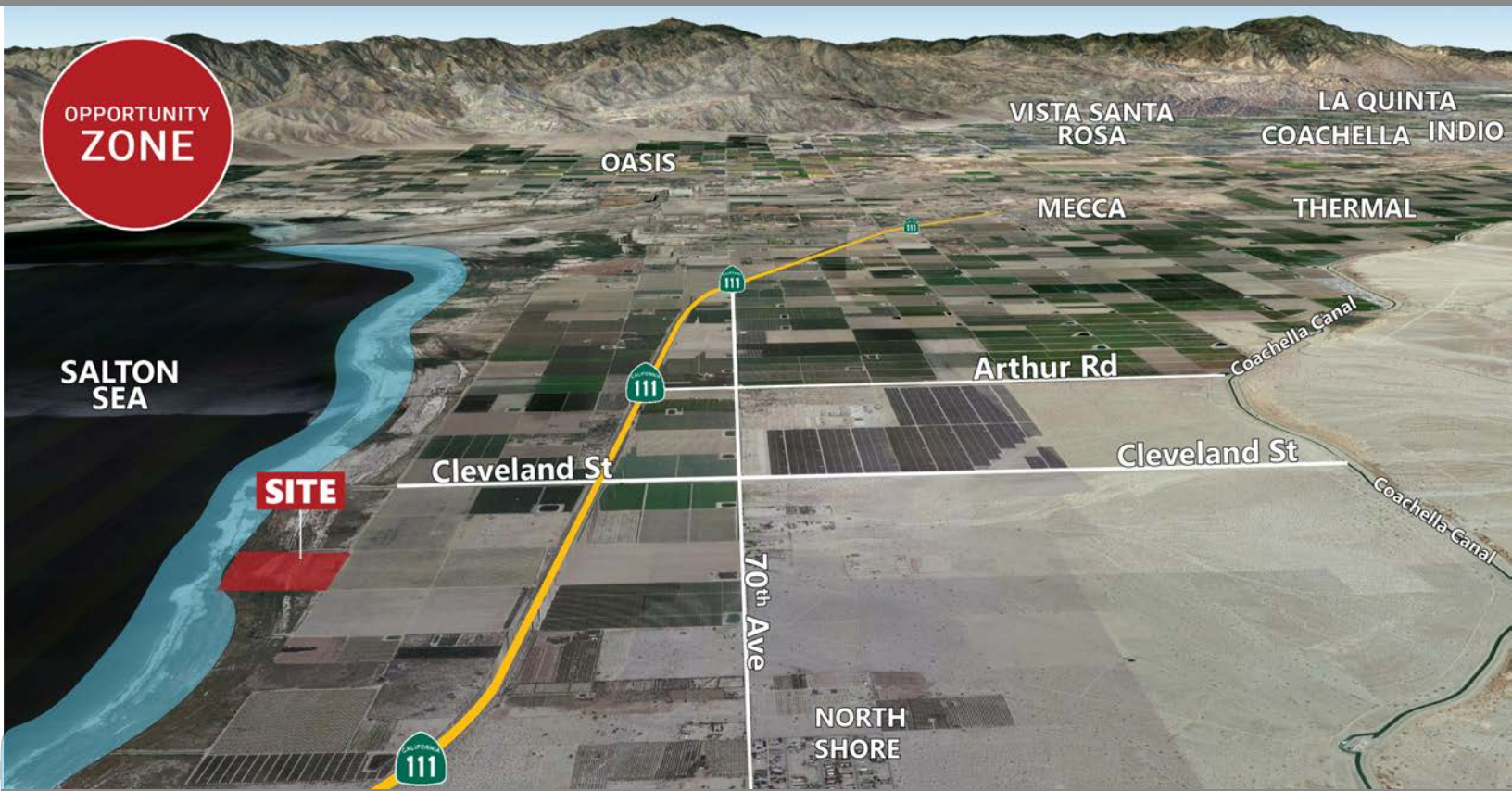


# 30.31 AC - 991 FT OF SHORELINE ON THE SALTON SEA

## Adjacent to the Proposed North Lake Project



**9715 AVENUE 72, NORTH SHORE, CA**

### FEATURES

- 30.31 acres with 991 feet along the shoreline corridor of the Salton Sea
- The property abuts the proposed 1,615 acre North Lake restoration project
- Located 1/3 mile from the 70 acre \$19.25M North Lake pilot demonstration lake which will offer nature trails, bird watching, kayaking, and recreation opportunities (Project Pending)
- Exceptional setting for a secluded private estate with panoramic mountain, desert and agricultural valley views
- Salton Sea is the largest inland body of water in California, offering future potential for recreation, tourism and outdoor lifestyle opportunities



**VICINITY MAP**

**PRICE: \$454,650 (\$15,000 PER AC)**



**PAULA TURNER**  
DRE #00702492  
paula@dppllc.com  
Direct: 760.766.0511  
Cell: 760.578.6564



**REBECCA RAMIREZ**  
DRE #02050799  
rebecca@dppllc.com  
Direct: 760.766.0517



**SELENE ALONSO**  
DRE #01483049  
selene@dppllc.com  
Direct: 760.766-0513

**DesertPacificProperties.com 760.766.7000**

# 30.31 AC - 991 FT OF SHORELINE ON THE SALTON SEA

## AERIAL & SITE AMENITIES



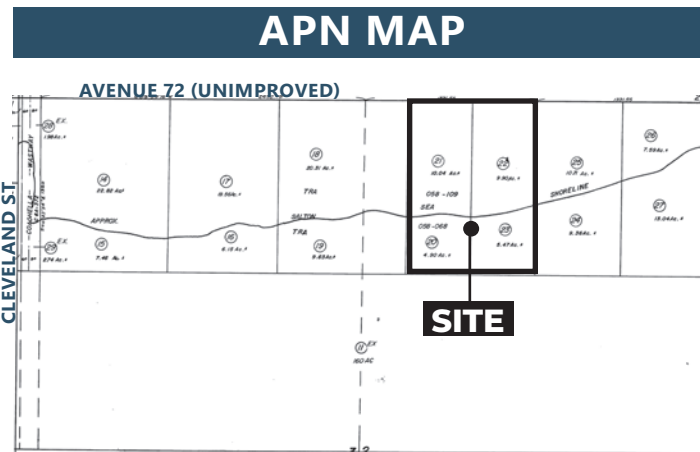
### North Lake Project Planning Area

The proposed North Lake Project is a major restoration initiative planned along the north shore of the Salton Sea as part of the State of California's Salton Sea Management Program. The project is designed to create a 1,615-acre habitat and recreation area, anchored by a 70-acre pilot demonstration lake with an estimated budget of approximately \$19.25 million. The pilot lake project is intended to test water circulation and habitat restoration methods while establishing amenities such as nature trails, bird-watching areas, kayaking access, and outdoor recreation opportunities along the shoreline corridor. Development of the pilot lake is underway as an initial phase, with the broader North Lake restoration area planned to expand over time as part of California's long-term environmental and recreation strategy for the Salton Sea.

**Directions:** From Interstate 10, keep right on Expressway 86 South. Travel 13 miles on Expressway 86 to Ave. 66. Turn left (east) on Ave. 66 1/2 mile to Highway 111. Turn right (south) for 8 miles to pass Cleveland St. Travel about a mile, turn right (south) on dirt road. Travel 1/2 mile. Turn right (west), travel 1/4 mile to site. The property will be on your left.

## SITE AMENITIES

- **Location:** The property is located at the south side of Ave 72 (unimproved road), just east of Cleveland St. in the unincorporated area of North Shore, CA.
- **APN:** 725-190-020, 021, 022, 023
- **Total Parcel Size:** 30.31 AC (990' x 1,320')
- **Zoning:** [Click here for W-1 \(Watercourse, Watershed & Conservation Areas\)](#)
- **General Plan:** [Click here to view OS-W \(Open Space-Water\)](#)
- **Current Use:** Vacant Desert Land
- **Adjacent Uses:** Citrus Grove, Open Desert & Salton Sea
- **Multi-Species:** No, not in a Conservation Area
- **Irrigation Water:** None
- **Soil Type:** CrA - Coachella fine sand, wet, 0-2% slopes; W-Water
- **Elevation:** 220'
- **Topo:** Gradual Sloping
- **Terms:** Cash
- **Comments:** This Salton Sea property offers 991 feet of private shoreline on California's largest inland body of water, just a short drive from Palm Springs. With ongoing restoration by the Salton Sea Management Program, the area is poised for future ecological recreational, and waterfront development, presenting rare investment potential for private estates, boating, eco-tourism, and other recreational facilities.



760.766.7000 | [DesertPacificProperties.com](http://DesertPacificProperties.com) | 78100 Main Street, Suite 206, La Quinta, CA 92253

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.