

25.97 ACRES RESIDENTIAL & COMMERCIAL ALL OR PART - DESERT HOT SPRINGS, CA



W PALM DRIVE & CAMINO AVENTURA (16TH AVE), DESERT HOT SPRINGS

FEATURES

- Two commercial lots totaling 18.85 acres; three residential lots totaling 7.12 acres
- Palm Drive is one of the main streets in Desert Hot Springs with 53,500 average daily traffic
- Property is located in the most desirable area of Desert Hot Springs and has spectacular views of San Jacinto Mountains
- Less than 1.5 miles to Two Bunch Palms Elementary School and 2 miles to Desert Springs Middle School
- Just a few blocks from new city library, post office, and retail center
- Just minutes to Palm Springs and other cities
- Easy access to I-10 via Palm Drive

PRICE: \$1,157,000 (\$44,551/AC)

COACHELLA VALLEY



VICINITY MAP



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25.97 ACRES RESIDENTIAL & COMMERCIAL AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The properties are located west of Palm Drive, north and south of Camino Aventura in Desert Hot Springs, CA.
- **APNs:** 665-100-029 (2.51 AC); 656-070-010 (4.3 AC); 657-021-019 (0.31 AC); 657-050-002 (9.45 AC); 657-060-004 (9.4 AC)
- **Parcel Size (According to County Assessor's Information):** 25.97 AC
- **Zoning:** 665-100-029: R-RD (Residential - Rural Desert); 665-070-010 & 657-021-019: R-L (Residential - Low); 657-050-002 & 657-060-004: West Half - C-BP (Business Park) & East Half - C-G (General Commercial)
- **General Plan:** 665-100-029: R-RD (Residential - Rural Desert); 665-070-010 & 657-021-019: R-L (Residential - Low); 657-050-002 & 657-060-004: Commercial
- **Utilities:** Water: 16" line in Palm Dr.; 2" line in Camino Aventura
Electricity: In street
Sewer: No sewer in the area
- **CVMSHCP:** Yes - 665-100-029
- **Flood Zone:** 100-Year

PARCEL LIST & PRICING

APNs	Size	Location	Zoning	Price
665-100-029	2.51AC	N Camino Aventura	R-RD	\$49,000
656-070-010	4.3 AC	N Camino Aventura	R-L	\$99,000
657-021-019	0.31 AC	S Camino Aventura	R-L	\$19,000
657-050-002 & 657-060-004	18.85 AC	W Palm Dr	C-BP & C-G	\$990,000
Total	25.97 AC	Palm Dr/Camino Aventura		\$1,157,000

DEMOGRAPHICS (2024 EST)

	1 Mile	3 Miles	5 Miles
Population	5,950	36,741	55,431
Avg. HH Income	\$56,021	\$52,523	\$59,305
# of Households	1,808	11,533	19,056

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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.