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)



VICINITY MAP





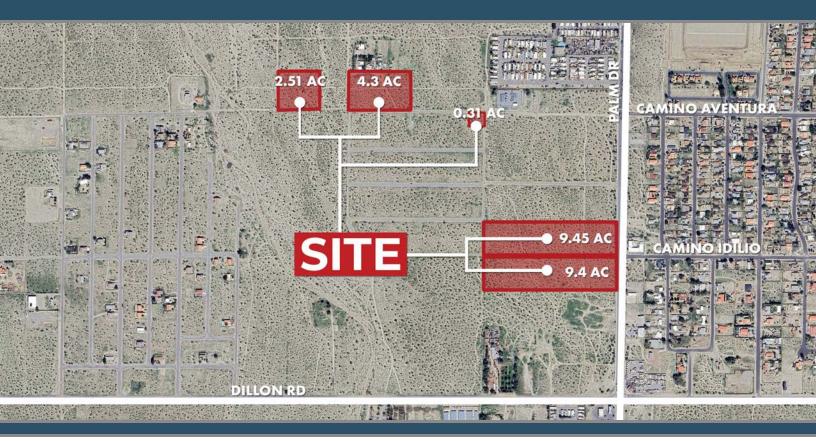
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25.97 ACRES RESIDENTIAL & COMMERCIALAERIAL & SITE AMENITIES





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		