

# OFFERING MEMORANDUM



5 Parcels - Corner of Gene Autry Trail and E. Camino Parocela  
\$3,000,000  
2.53 ACRES // ZONED M1

## DISCLAIMER:

This presentation is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities or other financial instruments. All information contained herein is believed to be accurate and reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. The recipient is solely responsible for conducting their own independent investigation and due diligence regarding any potential investment. Past performance is not indicative of future results, and all investments involve risk.

Presented by:  
Jody Katz  
(310) 930-9200  
Estates & Trusts Realty, Inc.  
DRE #02013896





## *EXECUTIVE SUMMARY*

We are pleased to present this exclusive offering memorandum for five premier lots, strategically located in the heart of Palm Springs. This property represents a unique investment opportunity, combining four parcels of vacant land and one additional parcel with a structure that is leased.

..

The five parcels together could be developed or a new owner can develop parcels and also continue the lease for income investment purposes.



Prime  
Location  
For A  
Development  
Opportunity  
or Owner  
User





# *BUSY PALM SPRINGS “HUB” LOCATION*

## **Prime Location, Unmatched Potential: Your Gateway to Lucrative Returns**

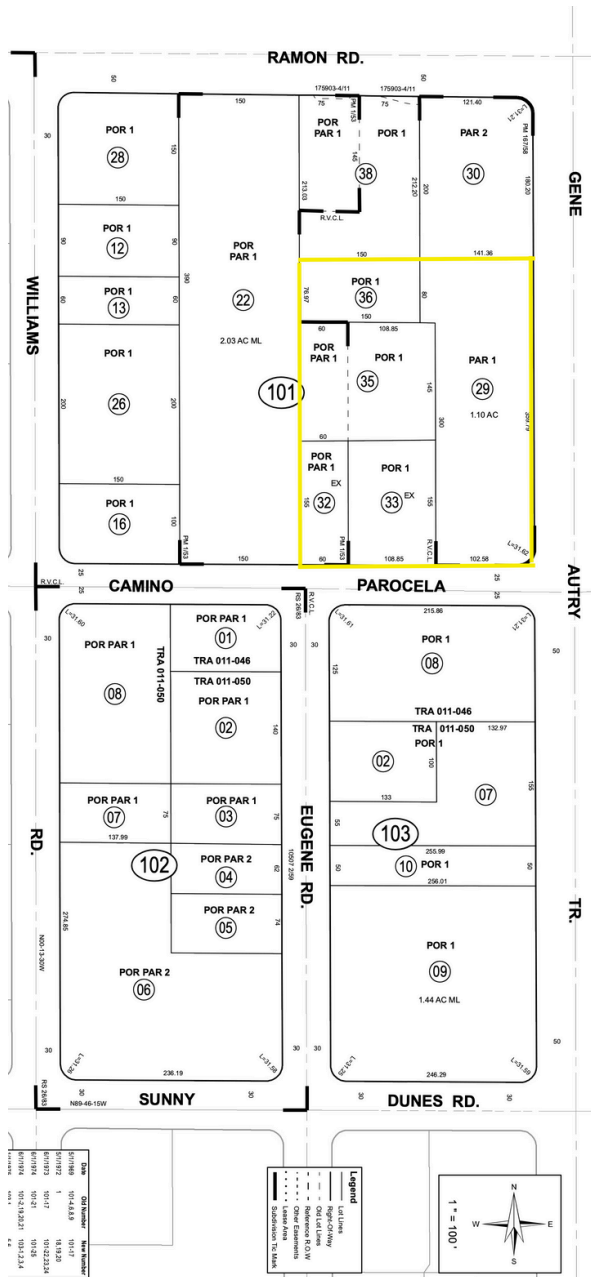
Situated near a bustling intersection, the parcels benefits from proximity to a high traffic intersection (at Ramon Rd. and Gene Autry Trail), excellent visibility, and convenient access to the adjacent Shell gas station, nearby Palm Springs Airport, Staples, WalMart and Home Depot, close to Highway 111, enhancing its appeal to potential developers.







# PROPERTY OVERVIEW



Four parcels of vacant land located at the corner of Gene Autry Trail and Camino Parocela, Palm Springs, California 92264, and one additional parcel with a month-to-month tenant for income potential or to be delivered vacant.

**1) 4811 E. Ramon Rd. (Vacant Land)**  
**APN 680-101-036**  
**0.27 Acres**  
**Zoned M1**

**2) Vacant Desert Land 035 (Vacant Land)**  
**APN 680-101-035**  
**0.56 Acres**  
**Zoned M1**

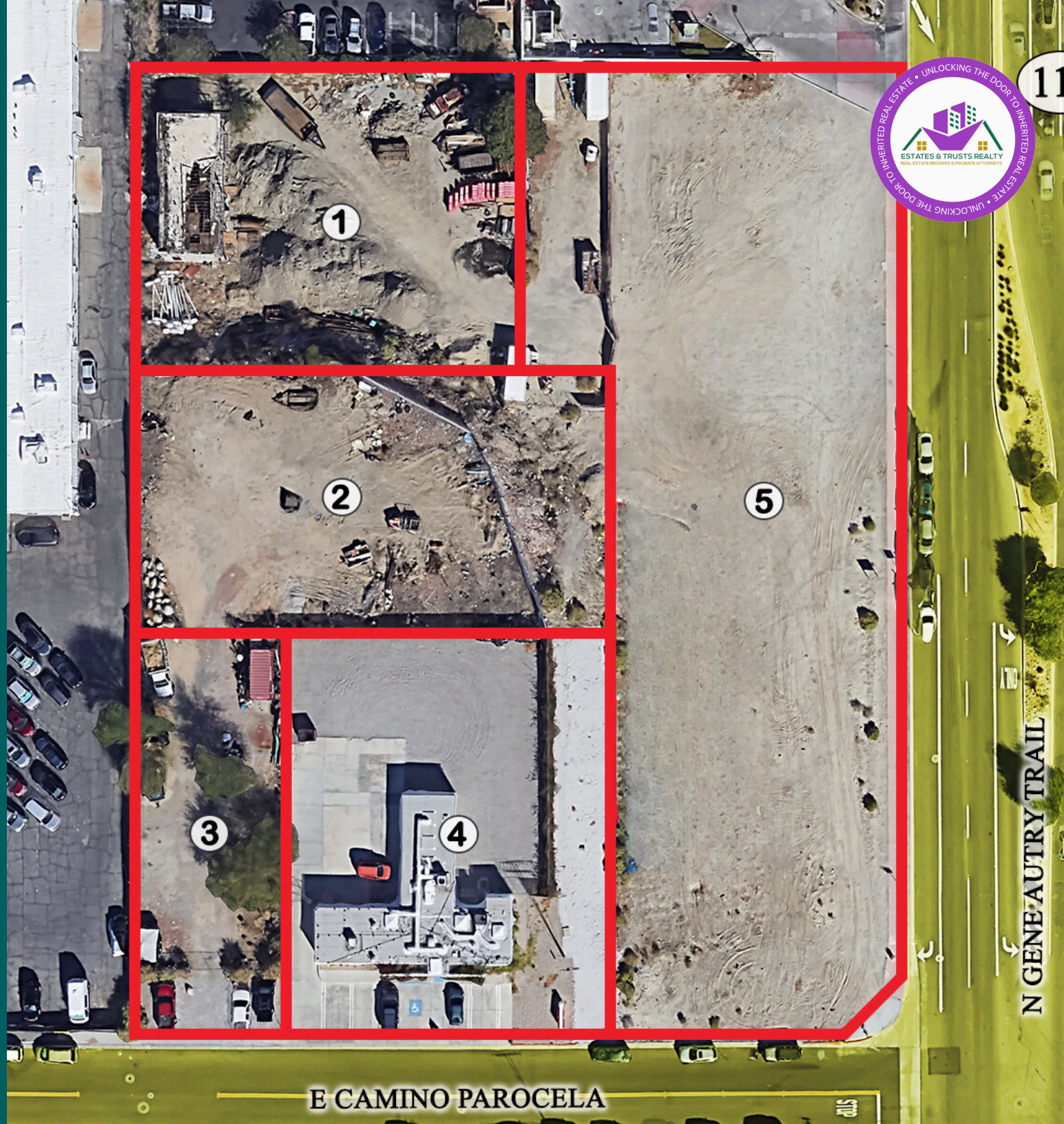
**3) 4810 E. Camino Parocela**  
**APN 680-101-032**  
**0.21 Acres**  
**Zoned M1**

**4) 4810 E. Camino Parocela**  
**APN 680-101-033**  
**0.39 Acres**  
**Zoned M1**  
**Leased.**

**5) Vacant Desert Land 029 (Vacant Land)**  
**APN 680-101-029**  
**1.1 Acres**  
**Zoned M1**



*UNLIMITED  
POTENTIAL  
FOR  
DEVELOPMENT*



N GENE AUTRY TRAIL

E CAMINO PAROCELA





Neighbors Include: Shell Gas Station, Staples, Lowes, Walmart, Home Depot, Panda Express, Panera, Starbucks

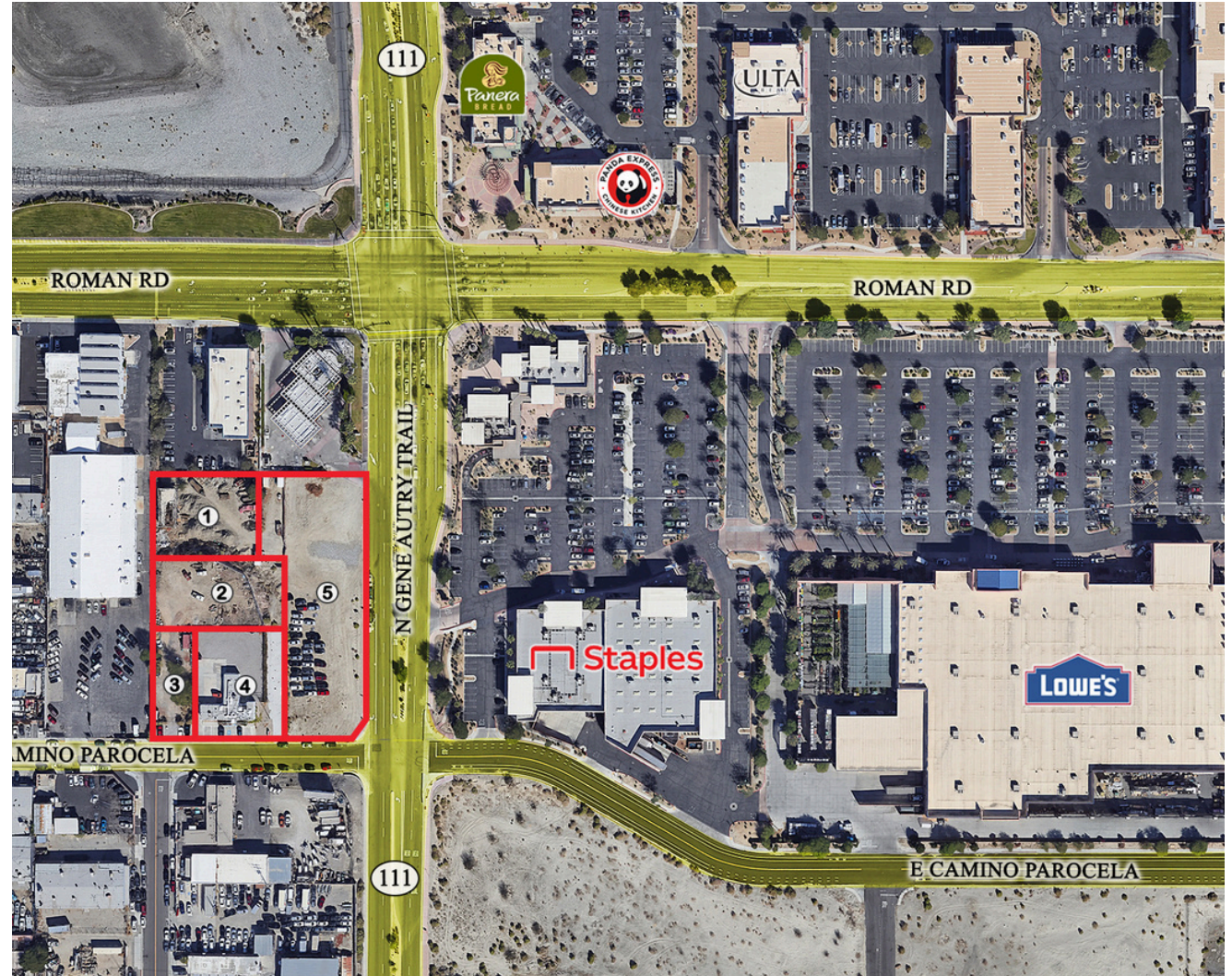
*CLOSE TO  
MAJOR  
RETAILERS*







*5 PARCELS*  
*2.53 ACRES*  
*ZONE M1*







## *MEET THE TEAM*



***JODY KATZ***

BROKER | REALTOR | TRUST & ESTATES ATTORNEY

At Estates & Trusts Realty, we pride ourselves on being more than just real estate brokers. We are California Licensed Real Estate Agents, accomplished California Licensed Attorneys, and Certified Probate Real Estate Agents. With our unique combination of legal expertise and extensive real estate knowledge, we are the unrivaled experts in navigating the complex world of probate, trusts, and conservatorship transactions.

Understanding the intricacies involved in probate and trust transactions requires specialized knowledge and experience. That's where we come in. With our in-depth understanding of the legal framework and complexities inherent in probate and trust transactions, we ensure that every aspect of your real estate journey is handled with the utmost professionalism and care.



***BEN PRITIKIN***

REALTOR | PROBATE CERTIFIED

At Estates & Trusts Realty, we believe in building long-lasting relationships based on trust, integrity, and results. We are passionate about what we do, and it shows in the exceptional service we provide. Whether you're an executor, trustee, attorney, or beneficiary, we are dedicated to serving your unique needs and exceeding your expectations.

When it comes to probate, trusts, and conservatorship real estate, Estates & Trusts Realty stands above the rest. We are the ultimate experts, combining our legal background with our real estate prowess to offer you unparalleled service and expertise. We are your trusted partner in navigating the complexities of these specialized transactions.





Jody Katz  
DRE #02013896  
2(310) 930-9200

Jody@EstatesAndTrustsRealty.com

Ben Pritikin  
DRE#02206029  
(310) 941-2400

Ben@EstatesAndTrustsRealty.com

www.EstatesAndTrustsRealty.com // 1025 Nowita Place, Venice, CA 90291

DISCLAIMER:

This presentation is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities or other financial instruments. All information contained herein is believed to be accurate and reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. The recipient is solely responsible for conducting their own independent investigation and due diligence regarding any potential investment. Past performance is not indicative of future results, and all investments involve risk.