

2.51 ACRES RESIDENTIAL LAND

DESERT HOT SPRINGS, CA



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

FEATURES

- Property is located in the most desirable area of Desert Hot Springs and has spectacular views of San Jacinto Mountains
- Just one mile 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 major retail locations such as Grocery Outlet, Vons, Starbucks, Walgreens, Wells Fargo, Subway, and McDonalds
- Just minutes to Palm Springs and other cities
- Easy access to I-10 via Palm Drive
- Priced to sell

PRICE: \$49,000



VICINITY MAP



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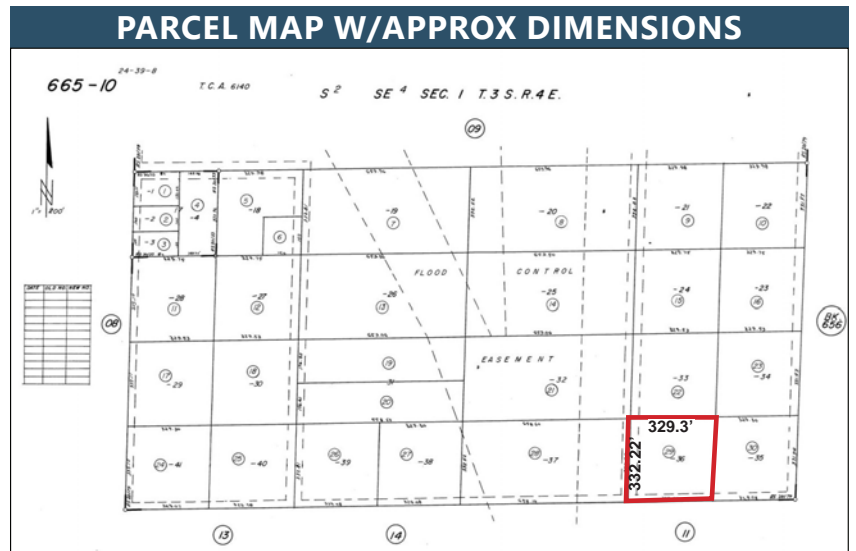
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AERIAL & SITE AMENITIES



SITE AMENITIES

- **Location:** The property is located west of Palm Drive, on the north side of Camino Aventura in Desert Hot Springs, CA.
- **APNs:** 665-100-029
- **Parcel Size (According to County Assessor's Information):** 2.51 AC
- **Zoning:** R-RD (Residential - Rural Desert)
- **General Plan:** R-RD (Residential - Rural Desert)
- **Utilities:** Water: 16" line in Palm Dr.; 2" line in Camino Aventura
Electricity: In street
Sewer: No sewer in the area
- **Coachella Valley Multi Species Habitat Conservation Plan:** Yes
- **Flood Zone:** 100-Year



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.