

Natural Hot Mineral Water Area

16 ac W BENNETT RD, Sky Valley



West Bennett Rd., South Dillon Road ♦ Sky Valley, California

FEATURES:

- ◆ Ideal location for Spa Resort or Private Ranch
- ◆ Located in the hot water area, which offers abundant warm, non-sulfurous mineral water for therapeutic pools and/or low cost irrigation
- ◆ Hot Mineral Wells range from 120 to 150 degrees
- ◆ Adjacent to several Mobile Home & RV Parks
- ◆ Asking Price: \$245,700 (\$15,000/acre)



Vicinity Map

DD
12/3/18ks

For further information, please contact:

Paula Turner
DRE License # 00702492

Susan Harvey
DRE License # 00957590

Or Visit us at our Website:

www.desertpacificproperties.com • E-mail: admin@dppllc.com



77-933 Las Montanas, Suite 101 • Palm Desert, CA 92211

(760) 360-8200 fax (760) 360-7580

DISCLAIMER: The information above 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. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

Close Up Aerial

(16 acres W Bennett Road)



Site Amenities:

- **Location:** The Property is located on 18th Ave west side of Bennett Road, just south of Dillon Road in Sky Valley, CA.
- **Area Description:** Property is located in the beautiful Coachella Valley, Sky Valley is only 20 minutes away from Palm Springs and is known for its healing thermal hot springs mineral waters.
- **Zoning:** W-2 (Controlled Development)
- **General Plan:** RR (Rural Residential - One dwelling unit per every 5 acres) limited animal keeping and agricultural uses are allowed.
- **APN #/Parcel Sizes:**
654-230-048 - 16.38 acres
- **Utilities:** Electric & Domestic Water on Bennett Road.
- **Access:** Unimproved road.
- **Elevation:** 1080 to 1100
- **Highest and Best Use:** RV/Mobile Home Parks, Spa Resort
- **Current Use:** Vacant Land
- **Terms:** Cash
- **Comments:** Property is located within the Hot Springs Policy Area within Riverside County which encourages Resort Developments known for healing.
- **Directions:** From I-10 exit Palm Drive and go north. Turn east (right) onto Dillon Rd., travel approximately 4 1/2 miles. Turn right (south) on Bennett Road and travel approximately 1/2 mile. Travel approx 620 feet. The property will be on your right (west) side.

