

40.89 Acres I-10 FRONTAGE

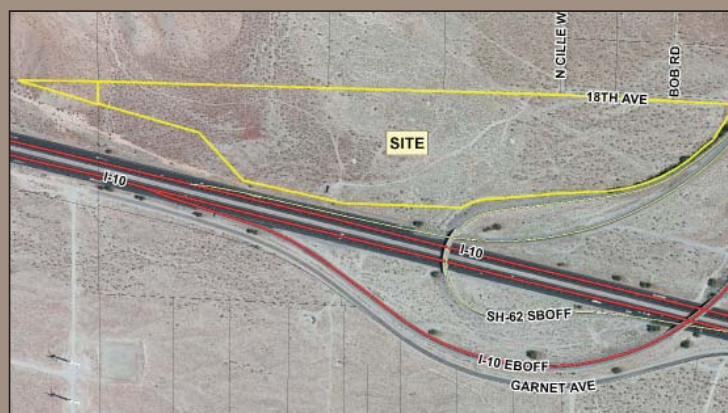
**HUGE
PRICE
REDUCTION!**



Interstate 10/Highway 62 • Whitewater, California

FEATURES:

- Great visibility with over 1/2 mile freeway frontage at Interstate 10 & Highway 62
- 175,500 Average Cars Per Day
- Located in the sphere of influence of Desert Hot Springs
- Asking Price: **\$323,000 (\$7,900/AC)**
REDUCED FROM \$375,000



Site Plan on Reverse

152014
revised-1/27/16kp

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The information herein has been obtained from various sources.
We have no reason to doubt its accuracy, but do not guarantee it.

Site Aerial

(40.89 ac I-10 & Highway 62)



Site Amenities

- ◆ **Location:** The property is located on the northwest corner of Interstate 10 & Highway 62 in Whitewater, CA.
- ◆ **Zoning:** 40.8 acres: W2 (Controlled Development) & .09 acre: WE (Wind Energy Resource)
- ◆ **General Plan:** RD - Rural Desert
- ◆ **CVMSHCP:** Yes
- ◆ **Current Use:** Vacant Land
- ◆ **APNs & Parcel Size:** 668-290-001 (40.8 acres) & 522-070-013 (.09 acre)
- ◆ **Utilities:** Water and sewer not in the immediate area
- ◆ **Traffic Count:** 175,500 Annual Average Daily Traffic
- ◆ **Topo:** Gentle slope
- ◆ **Adjacent Use:** Wind farms
- ◆ **Terms:** Cash
- ◆ **Direction:** From Hwy 62, exit Dillon Rd. (west) to Vernon Rd. (south). Take Kimlin Ave. (east) to Hough Rd. (south). Take Gary Ave. unimproved road (west) toward the freeway for 1/2 mile to site.



Conservation Area Map