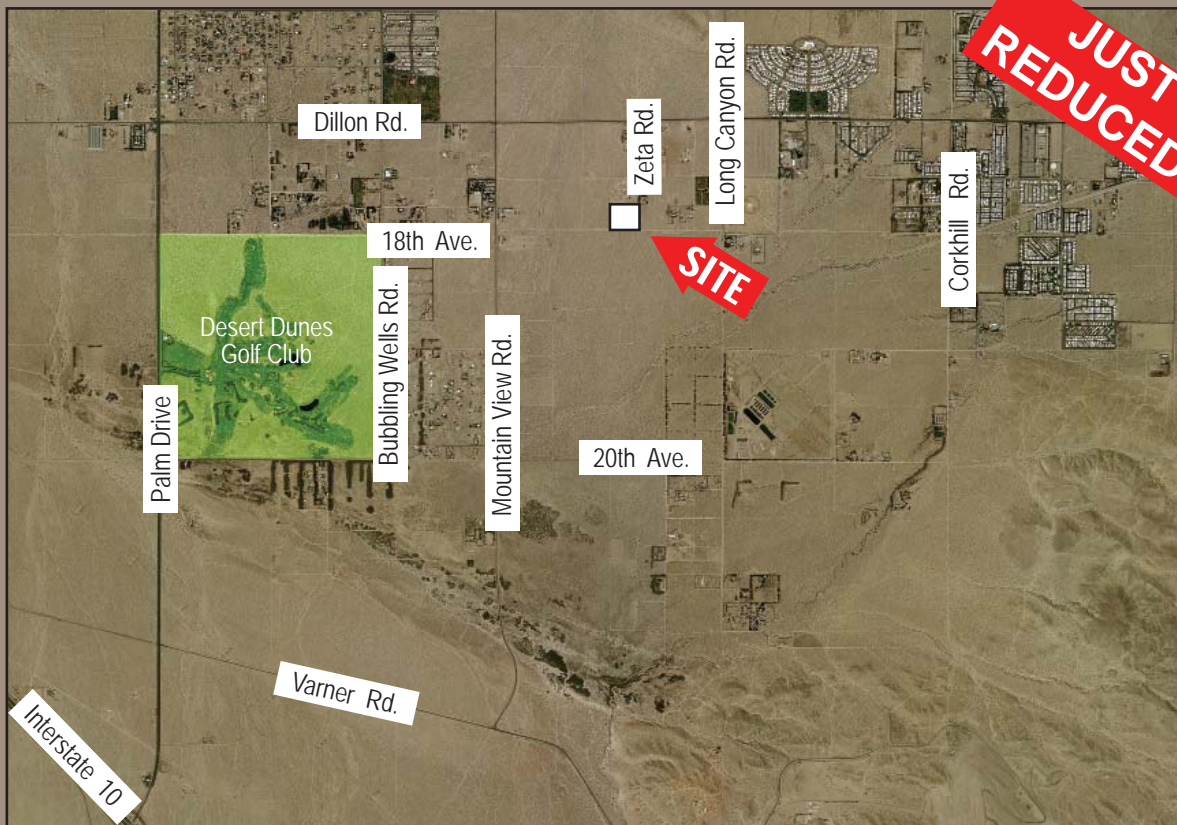


9.54 Acres RANCH LAND



Northwest Corner 18th Avenue, Zeta Road ❖ Sky Valley, CA

FEATURES:

- ❖ Ideal for Ranch Home
- ❖ 1 mile west of Desert Dunes Golf Club, planned for 2,000 units
- ❖ 3/4 mile south of Dillon Road
- ❖ Water and Electric near by
- ❖ Price: **\$150,000** (\$15,723 per acre)
(Reduced from \$400,000)

Site Plan on Reverse



Vicinity Map

051558
revised-03/09/11sv

For further information, please contact:

Susan Harvey

Paula Turner

License # 00957590

License # 00702492

Or Visit us at our Website:

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

The information herein has been obtained from various sources.

We have no reason to doubt its accuracy, but do not guarantee it.

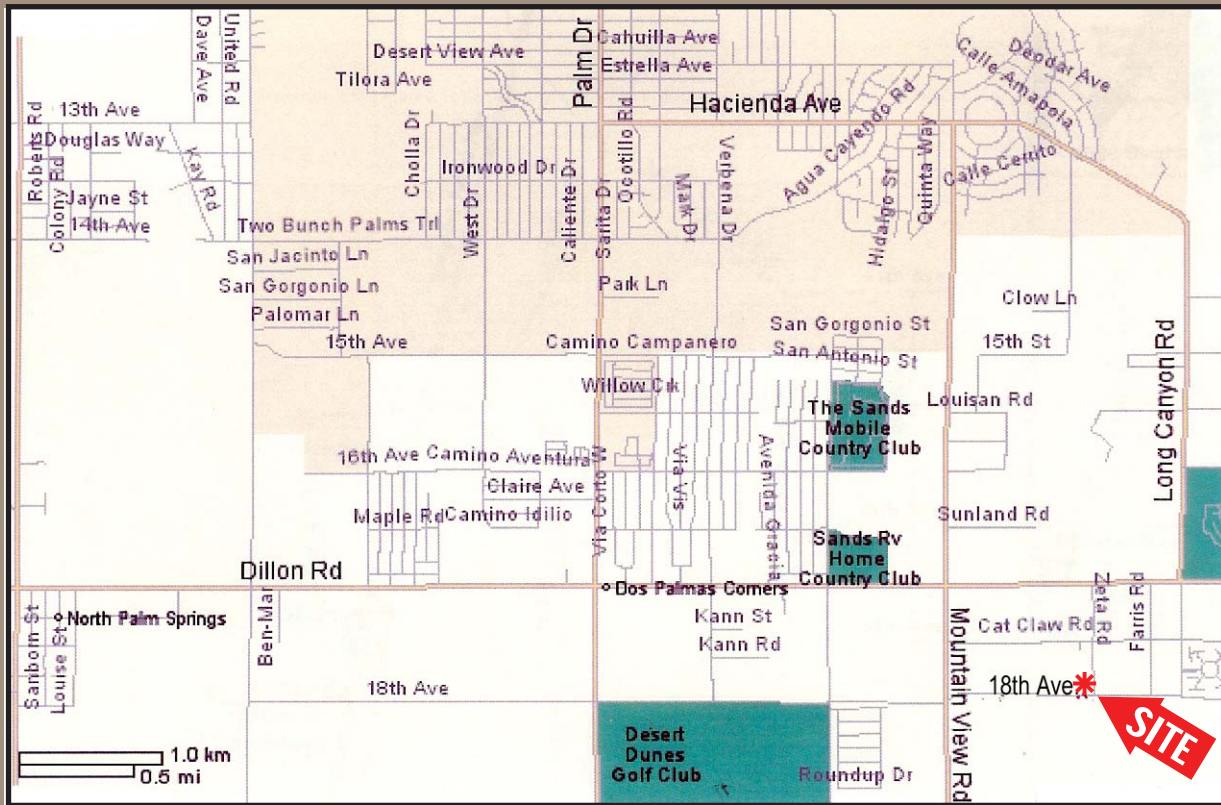


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(760) 360-8200 fax (760) 360-7580

City Map

(9.54 ac 18th Avenue/Zeta Rd.)

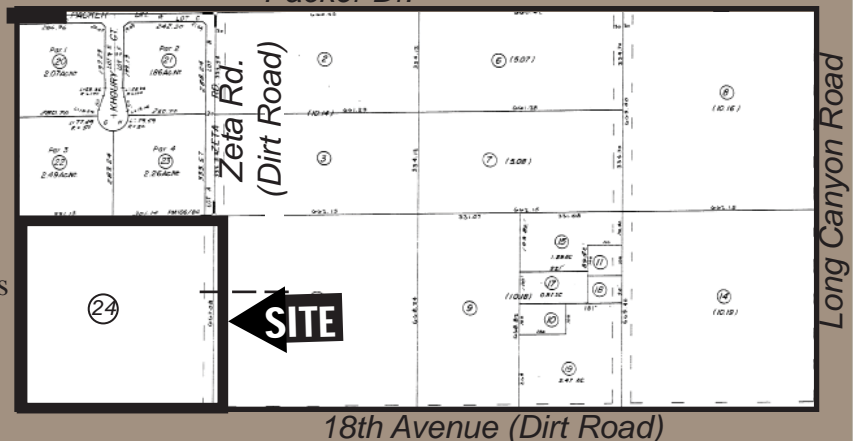


Site Amenities

- ❖ **Location:** The property is located on the northwest corner of 18th Avenue and Zeta Road in the unincorporated area of Riverside County, CA
- ❖ **Zoning:** W2 (Controlled Development)
- ❖ **General Plan:** RR (Rural Residential, 1 dwelling unit per 5 acres)
- ❖ **Current Use:** Vacant Land
- ❖ **Parcel Size:** 9.54 acres
- ❖ **APN:** 656-390-024
- ❖ **Thomas Guide:** 727 D2
- ❖ **Adjacent Uses:**
- ❖ **Utilities:** 6 inch water line on Packer Dr. Sewer is not available in the area (future water & sewer line planned for 18th Street)
- ❖ **Comments:** Great investment property in the path of growth. Desert Hot Springs is one of the fast growing cities in the Coachella Valley.

656-39 S 1/2, SE 1/4 Sec. 9 T.3S., R.5E

Packer Dr.



18th Avenue (Dirt Road)