

# 13.16 acre Zoned Cultivation

## 10 Lots with Approved CUP with Solar Power



# Desert Hot Springs, CA

### FEATURES:

- Approved CUP 14-17 and Tract Map No. 37360
- 2 MW Solar Power at 8.9 cents kwh
- Includes a phase 1 approval for cultivators to begin growing immediately.
- City ordinance allows for cannabis cultivation and extraction
- Architectural renderings, landscape plan, and site plan included
- **Reduced!:** \$1,655,000 (\$125,760 per acre)



Southern California Vicinity Map

West Little Morongo Rd., S Dillon Rd.  
Desert Hot Springs, CA



Site Plan on Reverse

For further information, please contact:

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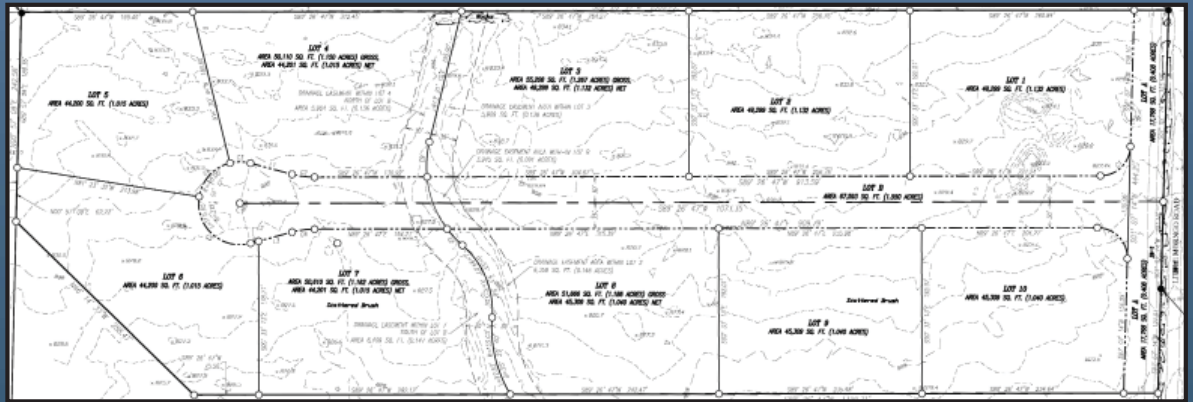
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# City of Desert Hot Springs Industrial Land Use

(13.16 ac West Little Morongo Road/South Dillon Road)



*Tentative Tract  
Map No. 37360*



## Site Amenities

- ◆ **Location:** The property is located on the west side of Little Morongo Road, south of Dillon Road in the city of Desert Hot Springs.
- ◆ **Land Use Zoning:** I-L (Light Industrial)
- ◆ **APN:** 666-310-011
- ◆ **Parcel Size:** 13.16 acres
- ◆ **Utilities:** Electric & Water to site - Solar Power Available
- ◆ **Earthquake Fault Zone:** No
- ◆ **Multi Species:** No
- ◆ **Flood Zone:** Yes, 100 year zone
- ◆ **Topo:** Flat
- ◆ **Terms:** Cash
- ◆ **Highest and Best Use:** Cannabis Cultivation and Extraction
- ◆ **Comments:** Includes approved CUP 14-17 along with Tentative Tract Map No. 37360. Has an approved interim/temporary site which allows cultivators to begin growing immediately
- ◆ **Directions:** From I-10 traveling east exit Indian Canyon Dr. and take a left (north). Travel 1 1/4 miles to Dillon Rd., turn right (east) on Dillon Rd. Travel 1 mile to Little Morongo Rd., take a right (south) on Little Morongo Rd. and travel 1/4 mile. Property is on the right.