

# 45.13 acre Cultivation Zone Interstate 10 Freeway Frontage

## Desert Hot Springs, CA



CULTIVATION  
ZONE



West Little Morongo Rd / South 20th Ave • Desert Hot Springs, CA

### FEATURES:

- Just South of 5 planned cultivation parks including Coachillin' which is the largest master planned park in the United States
- Ideally located 6 miles North of Downtown Palm Springs
- Convenient I-10 access to serve all of Southern California
- Desert Hot Springs is currently issuing unlimited cultivation permits per ordinance 552, 553, & 581
- Over 2,750 feet of I-10 Frontage
- Asking: **\$4,964,300 (\$110,000 per ac)**



Southern California Vicinity Map

172173  
11/10/17ks

For further information, please contact:

Paula Turner  
(760) 578-6564  
paula@dppllc.com  
CalBRE License # 00702492

**(760) 360-8200**

Rebecca Ramirez  
(760) 333-7170  
rebecca@dppllc.com  
CalBRE License # 02050799

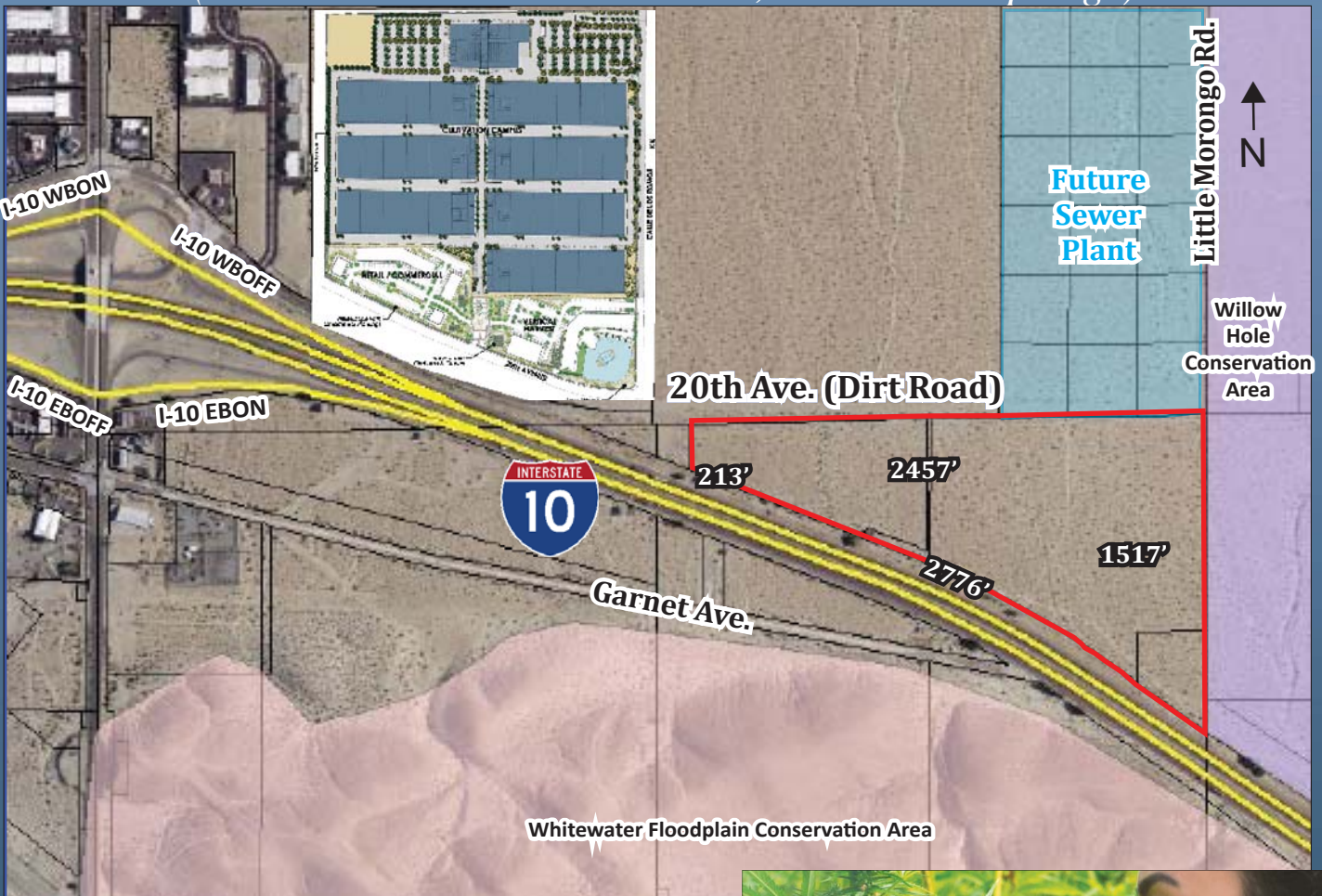
77-933 Las Montanas Rd. | Suite 101 | Palm Desert CA 92211  
CalCannabisRealtors.com We Help You GROW!

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# City of Desert Hot Springs Industrial Land Use

(45.13 acres South 20th Avenue, Desert Hot Springs)



## Site Amenities

- ◆ **Location:** The property is located on the South side of 20th Ave, East of North Indian Canyon Dr in the City of Desert Hot Springs.
- ◆ **Land Use Zoning:** I-L (Light Industrial)
- ◆ **APN#/Parcel Sizes:** 669-092-005 (2.67 ac), 669-092-006 (30.73 ac), 669-092-007 (11.73 ac)
- ◆ **Utilities:** 18" water line on 20th Avenue, Electric. MSWD is in the process of constructing a sewer plant across the street. Estimated date of completion Summer 2019
- ◆ **Highest and Best Use:** Cannabis Cultivation and Extraction
- ◆ **Multi Species:** No
- ◆ **Flood Zone:** Yes, 100 year zone
- ◆ **Topo:** Flat
- ◆ **Terms:** Cash; Provide Proof of Funds with Offer
- ◆ **Directions:** From I-10 traveling east exit Indian Canyon Dr. and take a left (north). Turn right (east) on 20th Avenue. Travel 1/2 mile. Property is on the right.

## Parcel Map

Por. N1/2 SEC. 23, T.3S., R.4E

665-05

