

71.5 Acres I-10 FRONTAGE



71.5 Acres Tipton Road • Palm Springs, California

FEATURES:

- 1/2 mile Interstate 10 Frontage at Whitewater Exit
- 176,000 Cars Per Day
- Ideal Site for Outlet Mall or Freeway Commercial
- Located in the City limits of Palm Springs
- Asking Price: **\$9,312,475** (\$2.99 per s/f)



Site Plan on Reverse

001297WWINV
revised-07/28/11sv

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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 Map

(71 Acres Tipton Road)



Site Amenities

- ◆ **Location:** The property is located on the south side of Interstate 10, just west of the Whitewater interchange in Palm Springs, California
- ◆ **Zoning:** O-5 (Open Space, allows one dwelling unit every five acres) (Parks/Recreation Scenic Beauty)
- ◆ **General Plan:** D - Desert
- ◆ **Highest & Best Use:** Freeway Commercial
- ◆ **Current Use:** Vacant Land
- ◆ **Parcel Size:** 71.5 acres
- ◆ **APN:** 516-090-005
- ◆ **Thomas Guide:** 724 J3 and 725 A3
- ◆ **Utilities:** Electric
- ◆ **Site Improvements:** none
- ◆ **Traffic Count:** 176,000 Annual Average Daily Traffic
- ◆ **Topo:** Flat
- ◆ **Adjacent Use:** Whitewater Roadside Rest Stop
- ◆ **Terms:** Submit

APN MAP

