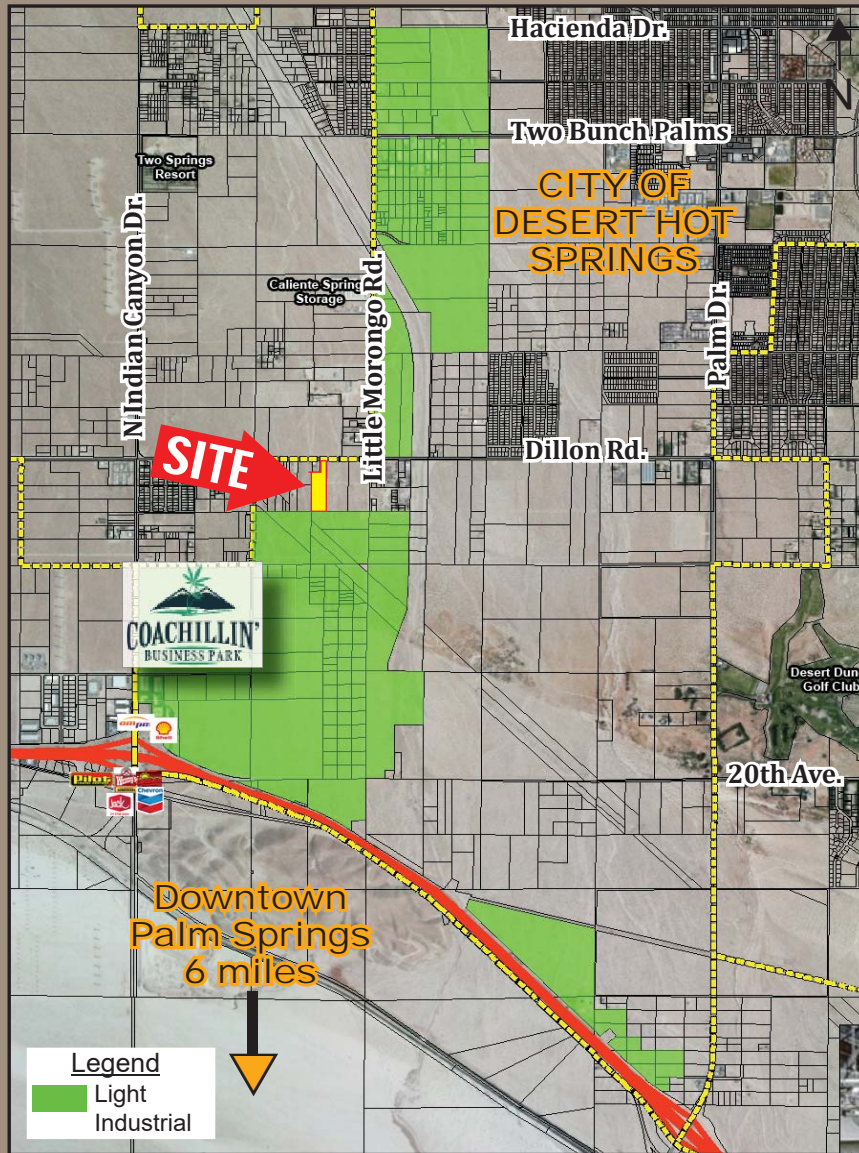


8.5 acres S Dillon Road Desert Hot Springs, CA



FEATURES:

- Adjacent to the city of Desert Hot Springs Cultivation Zone
- Utilities include water and electric on Dillon Road
- Frontage on Dillon Road
- City is currently updating their General Plan Land Use - property to be zoned Commercial & Industrial
- Asking: **\$765,000**
(\$90,000 per acre)



Vicinity Map



South Dillon Rd., West of Little Morongo Rd.
Desert Hot Springs



77-933 Las Montanas, Suite 101 • Palm Desert, CA 92211

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

182227

revised 05/03/19sv

For further information, please contact:

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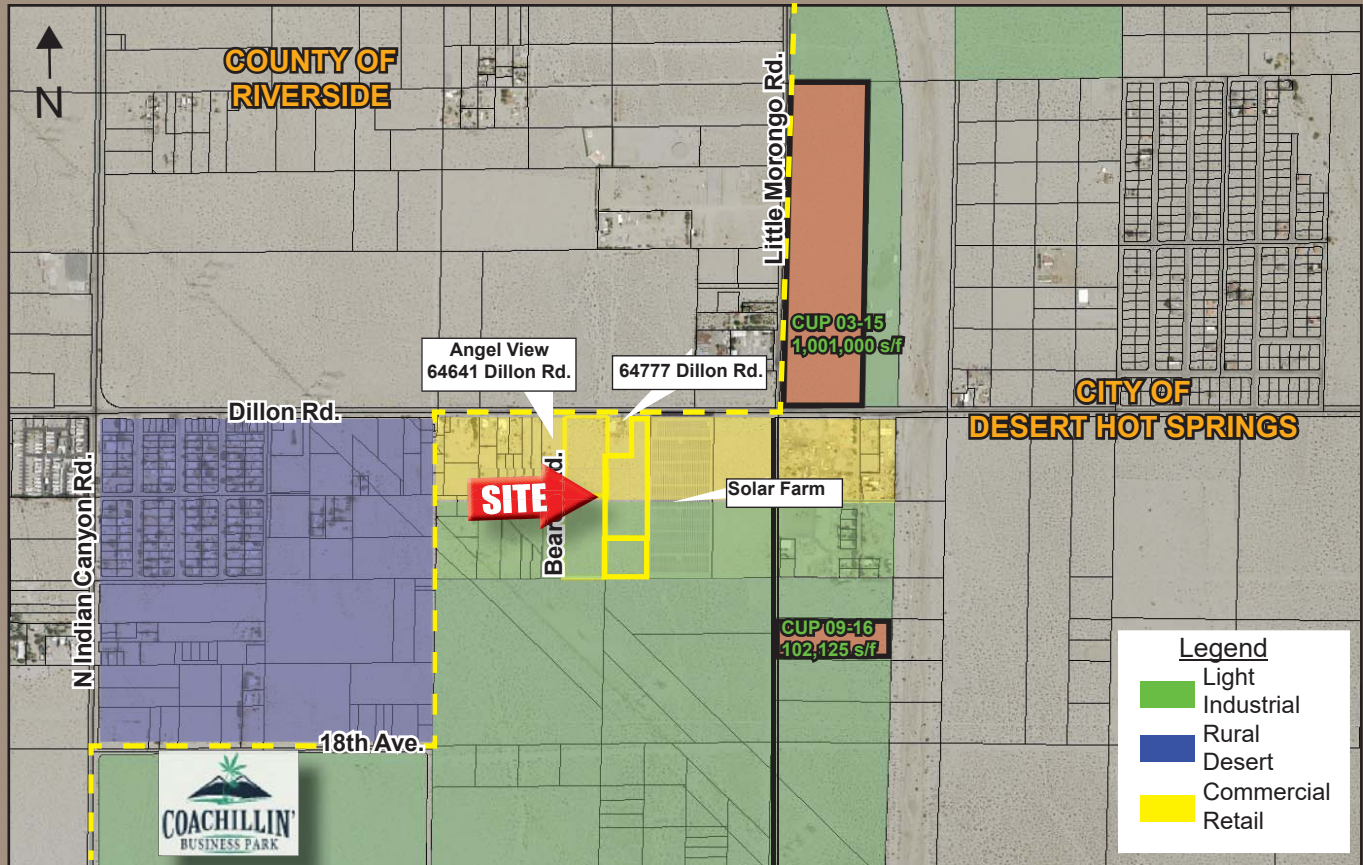
Or Visit us at our Website:

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

DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

Close Up Aerial

(8.5 ac South Dillon Road, Desert Hot Springs)



Site Amenities

- ◆ **Location:** The property is located on South Dillon Rd. just east of 64777 Dillon Rd., between Little Morongo Road and Indian Canyon Drive in the city of Desert Hot Springs.
- ◆ **Land Use Zoning:** RD (Rural Desert)
- ◆ **Proposed Land Use Zoning:** Commercial & Industrial
- ◆ **APN:** 666-300-006, 007
- ◆ **Parcel Size:** 8.5 acres (6 acres & 2.5 acres)
- ◆ **Utilities:** Electric on Dillon Rd.;
Water - 12" line on Dillon Rd. and 8" line across the middle of property (Mission Springs W.D.)
- ◆ **Highest and Best Use:** Future cannabis cultivation and manufacturing
- ◆ **Terms:** Cash
- ◆ **Earthquake Fault Zone:** No
- ◆ **Multi Species:** No
- ◆ **Flood Zone:** Yes, 500 year zone
- ◆ **Topo:** Flat
- ◆ **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. The property is on your right.

666-30

Parcel Map

Por. N 1/2, SE 1/4 Sec. 11, T.3S., R.4E.

