

37.69 AC Close Freeway Proximity



NORTH AVENUE 30 & EAST OF DA VALL, RIVERSIDE COUNTY

FEATURES

- Great mid-valley location
- Just off I-10 at the Date Palm Drive exit
- 1/4 mile from Rancho Mirage High School and less than one mile to Sunny Sands Elementary School & James Workman Middle School
- Only 5.5 miles to Palm Springs Airport
- Close proximity to Agua Caliente Casino Resort & Spa

Lease Rate: \$942,250 (\$25,000/AC)



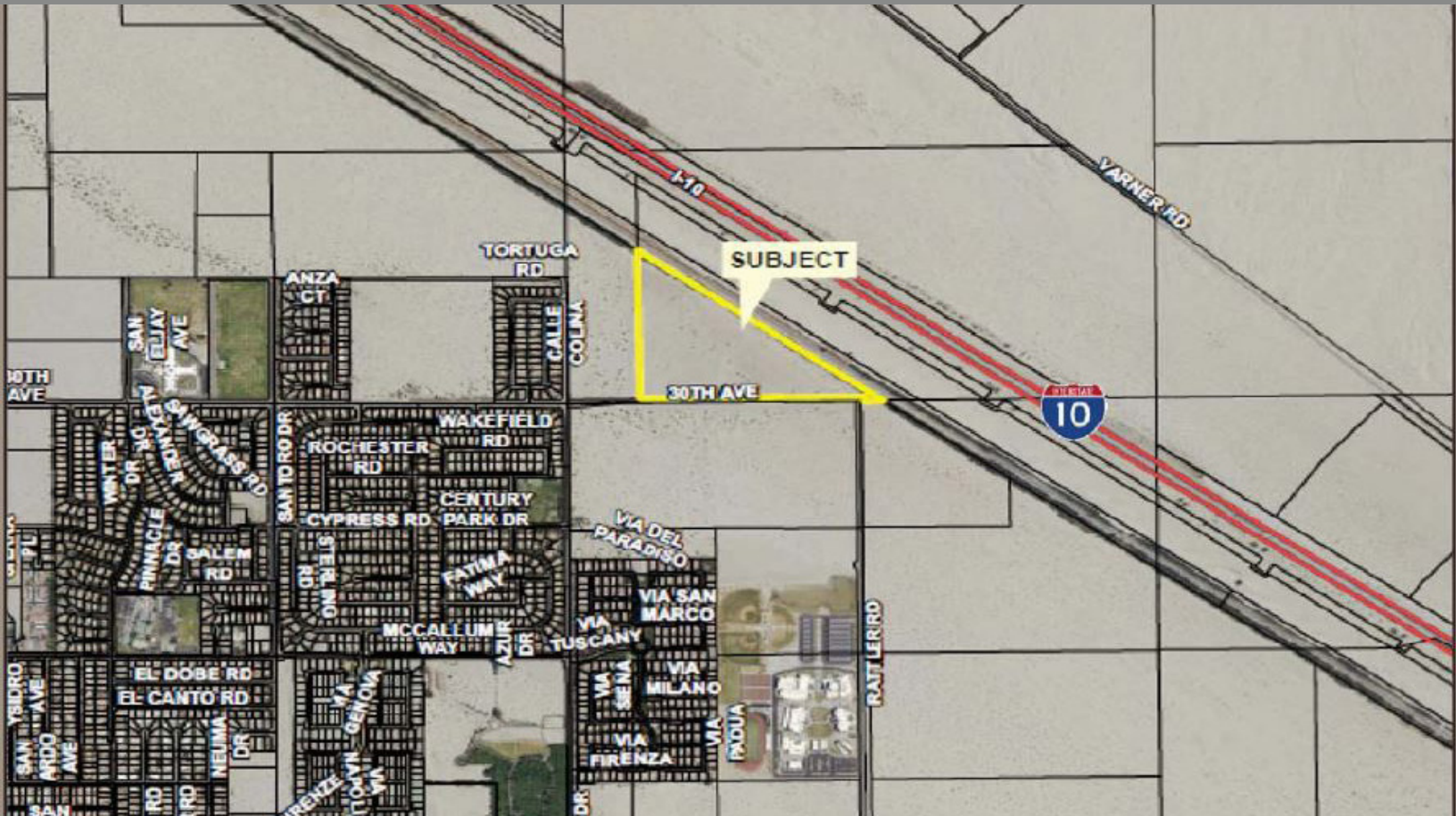
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SITE AMENITIES

- **Location:** The property is located on the north side of Avenue 30 just east of Da Vall Drive in the unincorporated area between Cathedral City and Rancho Mirage.
- **Zoning:** W-2-20 (Controlled Development, 20 ac min. lot size)
- **General Plan:** PF (Public Facilities)
- **Current Use:** Vacant Land
- **APN:** 670-080-017
- **Total Parcel Size:** 37.69 acres
- **Utilities: Water:** 18" main line in 30th Avenue at Da Vall Drive (Approx. 650 ft west of site) 18" main line in Rattler, up to High School (1/4 mile south of Property)
- **Sewer:** 15" main line in 30th Avenue 12" main line in Rattler Road
- **Multi-Species Conservation Habitat Plan:** No
- **Terms:** Cash
- **Comments:** One of the few fee parcels in the area. Good location near schools with water & sewer in street.



Nearby Palm Springs Airport