



8.5 AC S DILLON ROAD DESERT HOT SPRINGS, CALIFORNIA



SOUTH DILLON RD., WEST OF LITTLE MORONGO RD. 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 Price: \$765,000 (\$90,000/AC)



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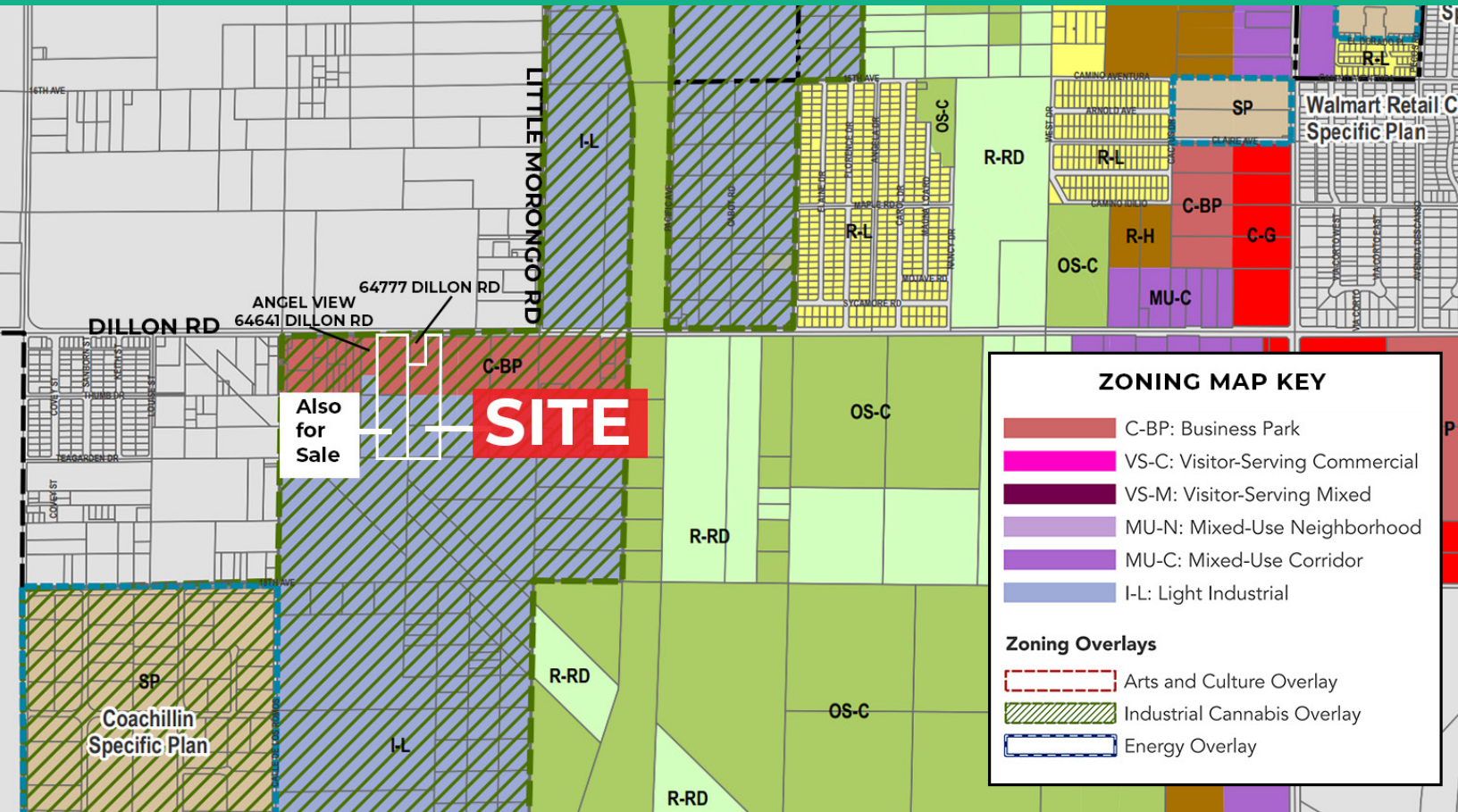

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#2227C 10/30/20 JC

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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.

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.
- **APN:** 666-300-006, 007
- **Zoning:** C-BP: Business Park & I-L: Light Industrial
- **General Plan:** Commercial & Industrial
- **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

