

6.9 AC RESIDENTIAL LAND AT THE BASE OF THOUSAND PALMS CONSERVATION



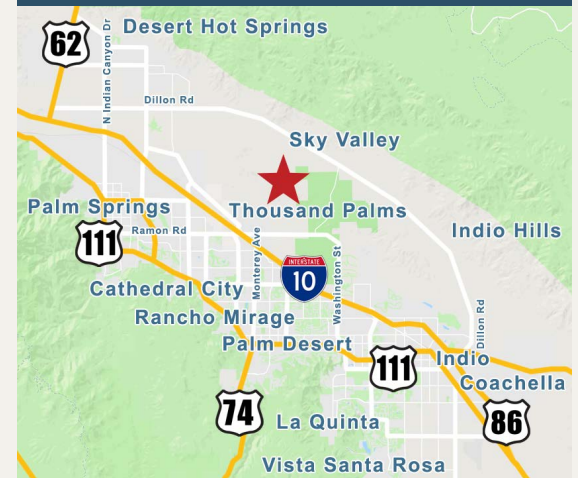
W SIERRA DEL SOL, THOUSAND PALMS, CA

FEATURES

- Great mid valley location
- Easy access to I-10 at Bob Hope Drive/Rio del Sol
- Minutes away from Agua Caliente Casino, Resort & Spa & Shopping at Desert Gateway Center
- Priced to sell

ASKING PRICE: \$60,000 (\$8,695.65/AC)

COACHELLA VALLEY



VICINITY MAP

Susan Harvey
 susan@dppllc.com
 760-250-8992 Mobile
 CA DRE #00957590

Paula Turner
 paula@dppllc.com
 760-578-6564 Mobile
 CA DRE #00702492

6.9 AC RESIDENTIAL LAND

SITE AMENITIES & AERIAL



Directions: From I-10 travelling east, exit on Bob Hope Dr. Turn left and continue straight onto Rio Del Sol for about 1.5 miles. Turn right onto 28th Ave and continue straight for a mile. Take another right to Sierra Del Sol. In about 0.6 miles the property will be on your left.

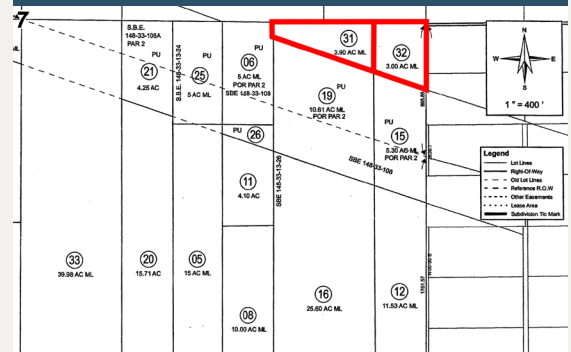
SITE AMENITIES

- **Location:** Property is located at south of 28th Avenue and west of Sierra Del Sol in Thousand Palms, CA
- **Zoning:** W-2-5 (Controlled Development – 5 ac min. lot size)
- [Click here to view zoning ordinance](#)
- **General Plan:** R-R (Rural Residential)
- **APN:** 648-150-031, 032
- **Parcel Size:** 6.90 AC (300,564 SF)
- **Utilities:**
Water: 18" Line in Sierra Del Sol & 30th Ave (Buyer to verify with CVWD)
Sewer: 18" Line in Sierra Del Sol & 30th Ave (Buyer to verify with CVWD)
- **Flood Zone:** 100 Years
- **Multi-Species:** Yes, Thousand Palm Conservation Area
- **Terms:** Cash
- **Comments:** Peaceful and serene surroundings with beautiful views at the base of the Coachella Valley Preserve, but close to shopping and nearby Desert Getaway Retail Center includes Costco, Wal-Mart, Sam's Club, PetSmart, Kohl's, Ashley Furniture, & Starbucks. The subject property is also near the Agua Caliente Casino, Resort, & Spa.

TOPO MAP



PARCEL MAP



760-360-8200 | DesertPacificProperties.com | 77-933 Las Montanas Rd. Suite 101 Palm Desert CA 92211

Disclaimer: The information provided 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. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.