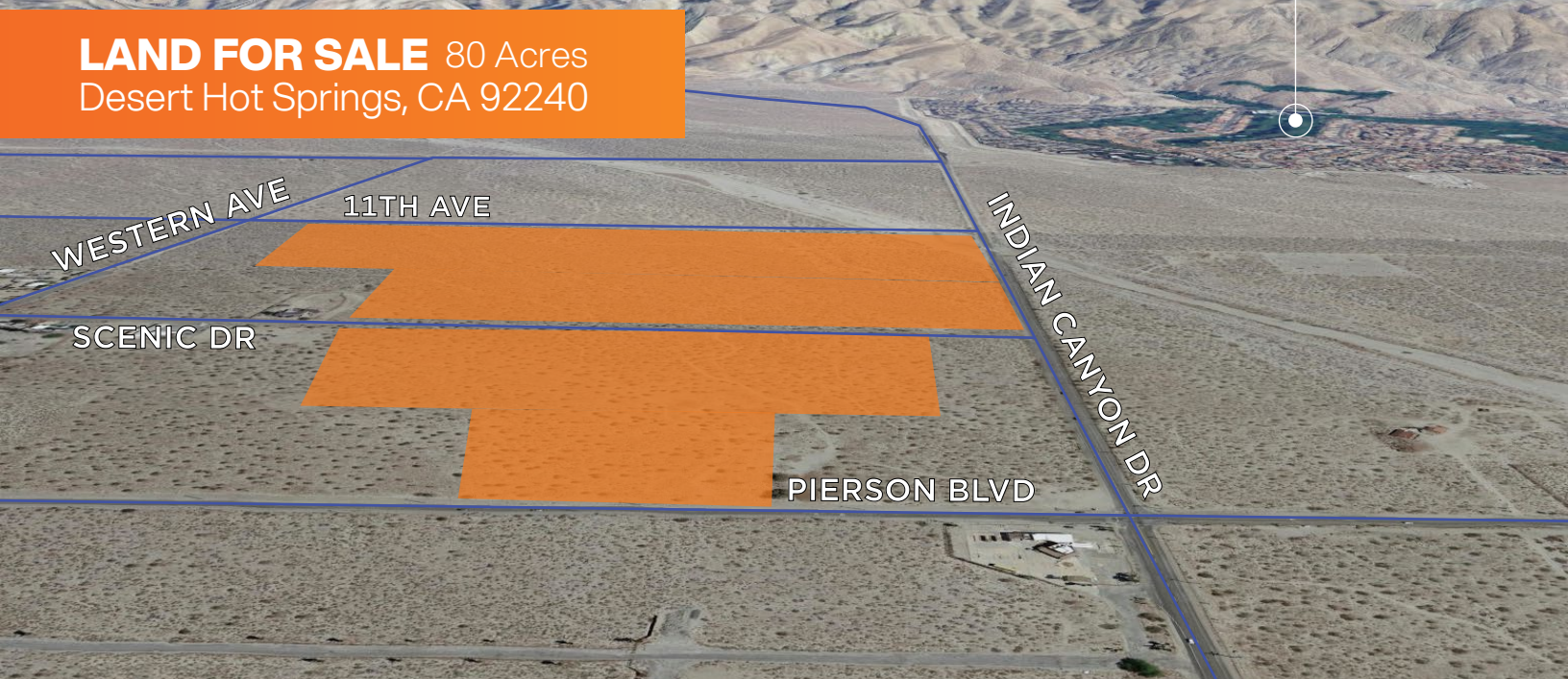


LAND FOR SALE 80 Acres

Desert Hot Springs, CA 92240



Mission Lakes Country Club



Property Highlights

- Between 2018 and 2023, the median home sales price of existing homes in Desert Hot Springs increased from \$208,000 to \$390,000
- The 2020 U.S. Census found that Desert Hot Springs grew by 25% in 10 years making it the fastest growing city in the Coachella Valley
- Unique tourist destination with abundant natural mineral spas and hot springs throughout the area
- The tourism industry generated \$8.7 billion in total economic impact to Greater Palm Springs in 2022

SALE PRICE	\$2,000,000
LOT SIZE	±80 Acres
PRICE / ACRE	\$25,000
ZONING	Residential Low (R-L) Mixed Use- Neighborhood (MU - N)
DENSITY	R-L -- 6du/ac MU-N -- 15du/ac

Site Description

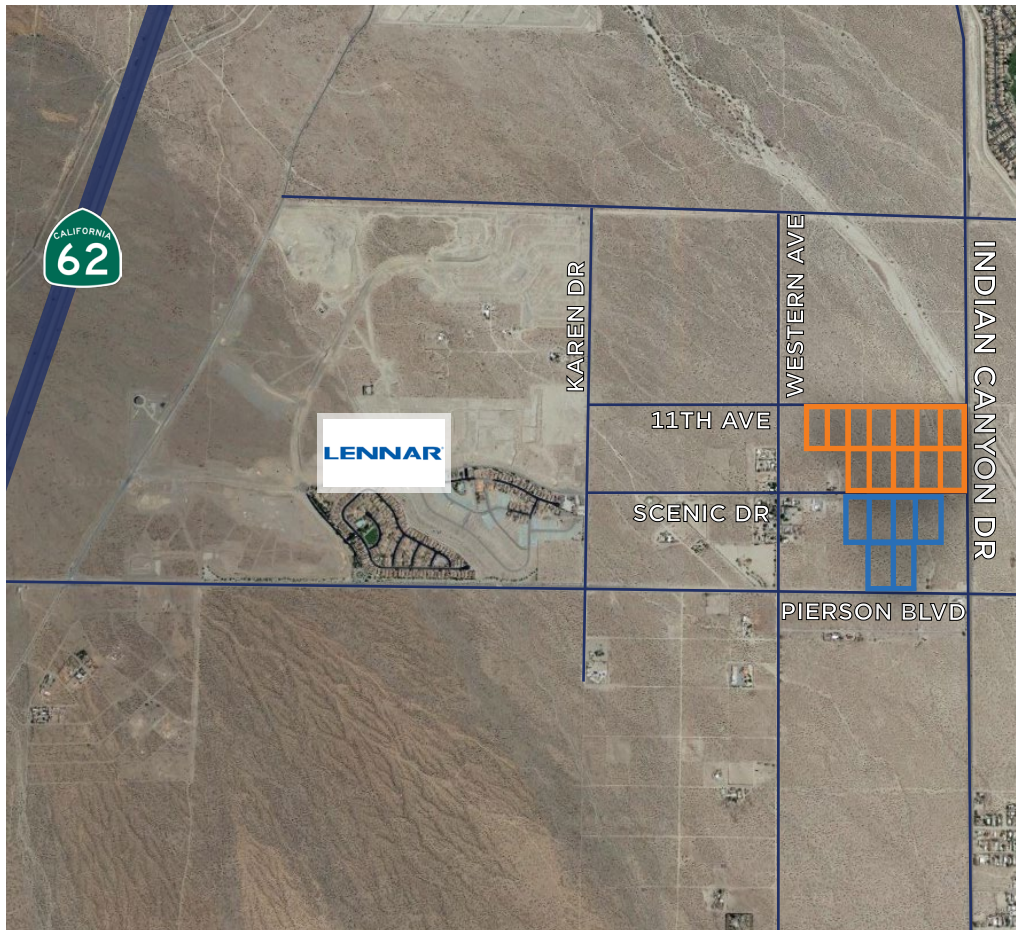
SVN Vanguard is pleased to present an opportune land development site spanning approximately 80 acres in-between Pierson Blvd, Indian Canyon Dr, 11th Ave & Western Avenue. Situated in the heart of Desert Hot Springs, this expansive 80-acre tract boasts a desirable location that offers easy access to major transportation routes, including nearby highways and airports. Surrounded by the breathtaking natural beauty of the Mojave Desert and within close proximity to Joshua Tree National Park, this land offering presents an unparalleled canvas for the next groundbreaking project.

Possibilities for development are extensive. Whether your vision entails residential communities, commercial developments, or even a luxury resort, it's flexible zoning allows for a wide range of possibilities. The region's growing population, combined with the allure of Desert Hot Springs' serene desert oasis, makes this an attractive investment opportunity. The city has a proactive approach to development, working closely with owners and investors to ensure a smooth transition from concept to completion. Local authorities are committed to supporting the city's growth and providing tools necessary throughout the development pipeline.



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MU-N (Mixed-Use Neighborhood) is intended to provide local- and neighborhood-supporting mixed-use activity centers with maximum residential densities of **15 dwelling units per acre** and/or non-residential intensity with a maximum floor area ratio (FAR) of 1.0. Commercial retail uses are the primary uses allowed on the ground floor. Professional Officece and residential uses are also allowed, either integrated with a commercial use or as separate, free-standing use. Easy walkable access from residential neighborhoods and pedestrian orientation are key considerations in the location and site design of mixed-use developments in this zone.

MU-N APN(s): 664-080-013, 664-080-014, 664-080-028, 664-080-029, 664-080-030, 664-080-031

Residential Low district is intended to promote the development of low-density, single-family residential uses at a maximum density of **6 dwelling units per acre**. Clustered development can occur and is encouraged where needed to respect on-site natural resource areas

R-L APN(s): APN: 664-070-002, 664-070-003, 664-070-004, 664-070-005, 664-070-006, 664-070-007, 664-070-025, 664-070-031, 664-070-032, 664-070-033, 664-070-034, 664-070-035

Location Description

Located amidst the breathtaking desert landscape, this vast 80-acre oasis provides a remarkable backdrop for your vision. With its convenient access to major highways and airports, you'll find yourself well-connected to the vibrant nearby cities, including Palm Springs, Joshua Tree, and Coachella Valley.

Desert Hot Springs is experiencing rapid economic growth, making it an opportune time for land developers to capitalize on the area's burgeoning potential. The city's commitment to fostering business-friendly environments and attracting new investments sets the stage for long-term success. Moreover, the region's thriving tourism industry, renowned for its natural hot springs and wellness retreats, presents lucrative possibilities for those in the hospitality sector. Desert Hot Springs has a proactive approach to development, working closely with investors to ensure a smooth transition from concept to completion. The local authorities are committed to supporting growth and providing the necessary permits and approvals efficiently.

This property offers a rare opportunity to capitalize on the ever-increasing demand for unique desert properties in Southern California.

With 80 acres of prime land in Desert Hot Springs, California, you have the canvas to shape your legacy and leave an indelible mark on this thriving community. The potential for creating a landmark development that seamlessly blends natural beauty, convenience, and economic growth is boundless.



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Nearby Developments, Communities, Projects:

Sunset Ridge Specific Plan:

SP No. 01-05, TTM No. 33746 & 33754

The Sunset Ridge SP calls for the development of up to **499 single family residences** within a private gated community divided into five separate residential villages including a 31.9 acre private open space parcel.

Rancho Royale Specific Plan:

SP No. #1-92, TTM No. 35009 & 35448

The Rancho Royale SP applies to approx 2,206 AC of land on the NW boundary of Desert Hot Springs. Currently, the proposed project plans consist of up to **1,998 residential units** of both single family and multi-family dwelling units, of which, 950 multi-family units are allocated. Project to include a recreation center and active open space parks totaling 15.14 AC, and an additional 1 AC site for the Sand to Snow National Monument Visitor Center.

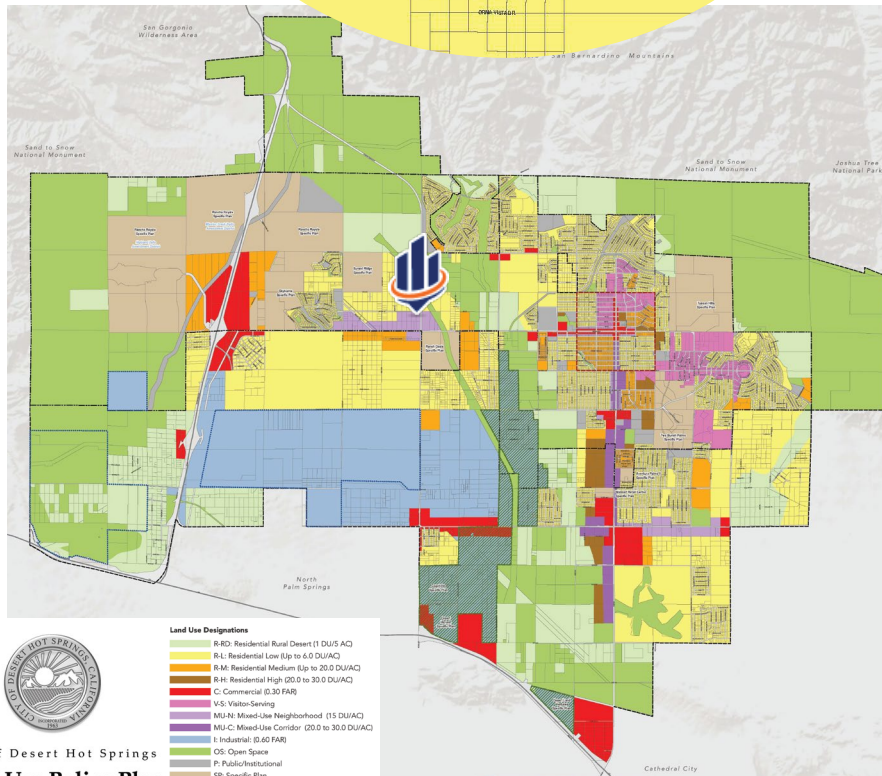
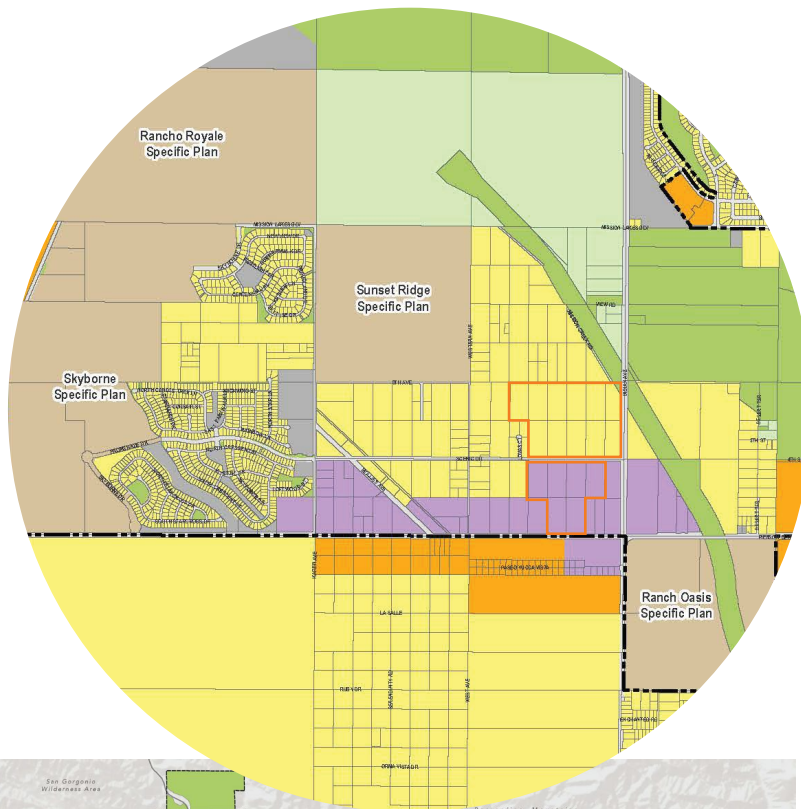
Lennar's Skyborne Specific Plan:

SP No. 01-04, TTM No. 32029 & 32030

The Skyborne SP consists of ten (10) residential villages totaling 604 AC for up to **2,140 residential units**. Skyborne is intended to be a residential community of traditional SFR product with the potential for development of a complimentary Active Adult Community in a gated village context. Project currently includes approximately 10 AC of private neighborhood parks, and up to two (2) clubhouses with recreational amenities. In total, up to 30 AC will be designated for recreational and public purposes.

Project Viento:

94.62 AC proposed industrial project that will bring an approximately 3.4M SF of sortable multi-story e-commerce warehouse and distribution center to Desert Hot Springs. The proposed project is anticipated to be occupied by a single tenant, "first-mile" fulfillment and logistics network. The proposed project is intended to be used primarily for the storage and or consolidation of goods prior to their distribution to the customer or another supporting facility.





POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,273	46,816	150,964
AVERAGE AGE	45.2	41.2	45.0
AVERAGE AGE (MALE)	46.8	41.3	45.2
AVERAGE AGE (FEMALE)	41.0	39.3	43.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,334	23,190	85,248
# OF PERSONS PER HH	2.5	2.0	1.8
AVERAGE HH INCOME	\$39,336	\$44,467	\$56,019
AVERAGE HOUSE VALUE	\$180,334	\$223,217	\$336,073

* Demographic data derived from 2020 ACS - US Census