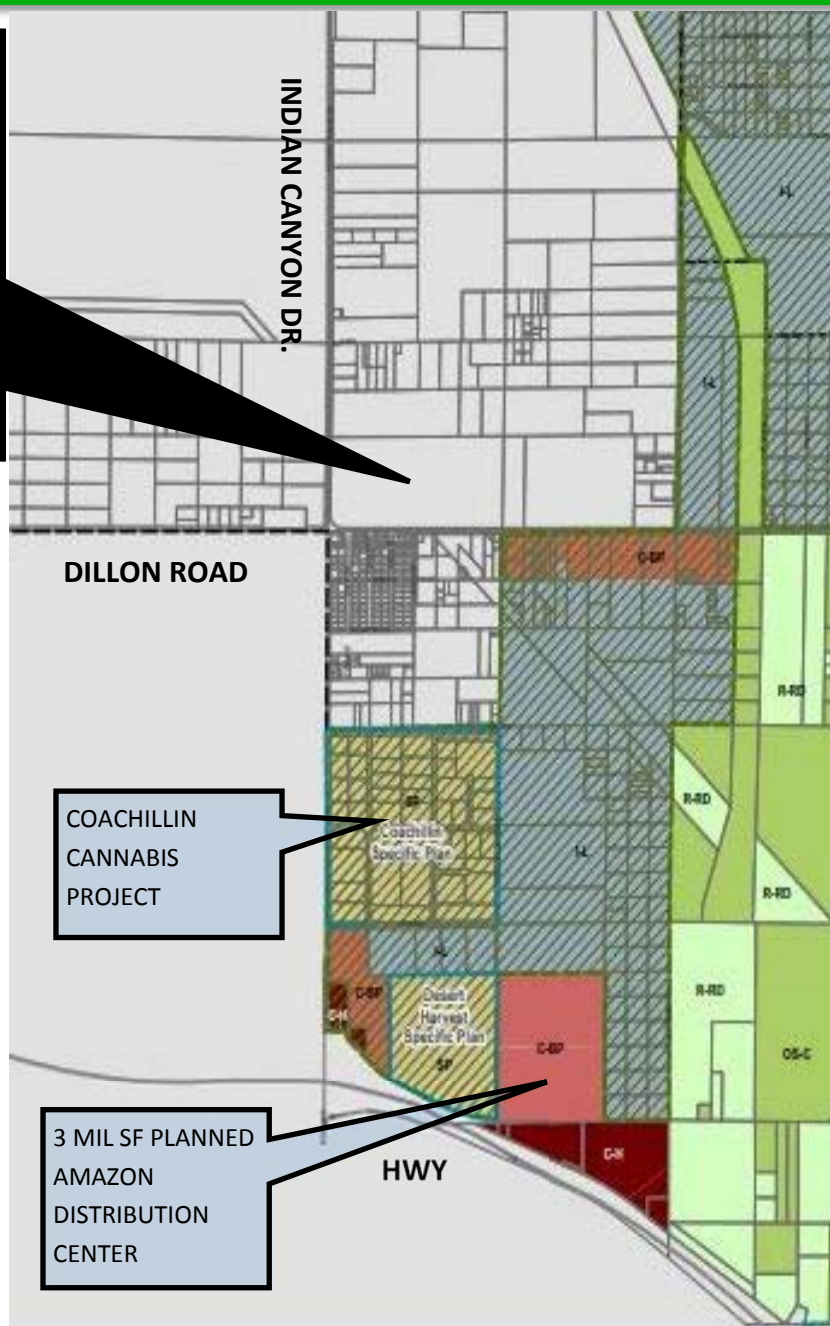




**NORTHEAST CORNER OF DILLON RD AND INDIAN CANYON DR.
DESERT HOT SPRINGS, CA**



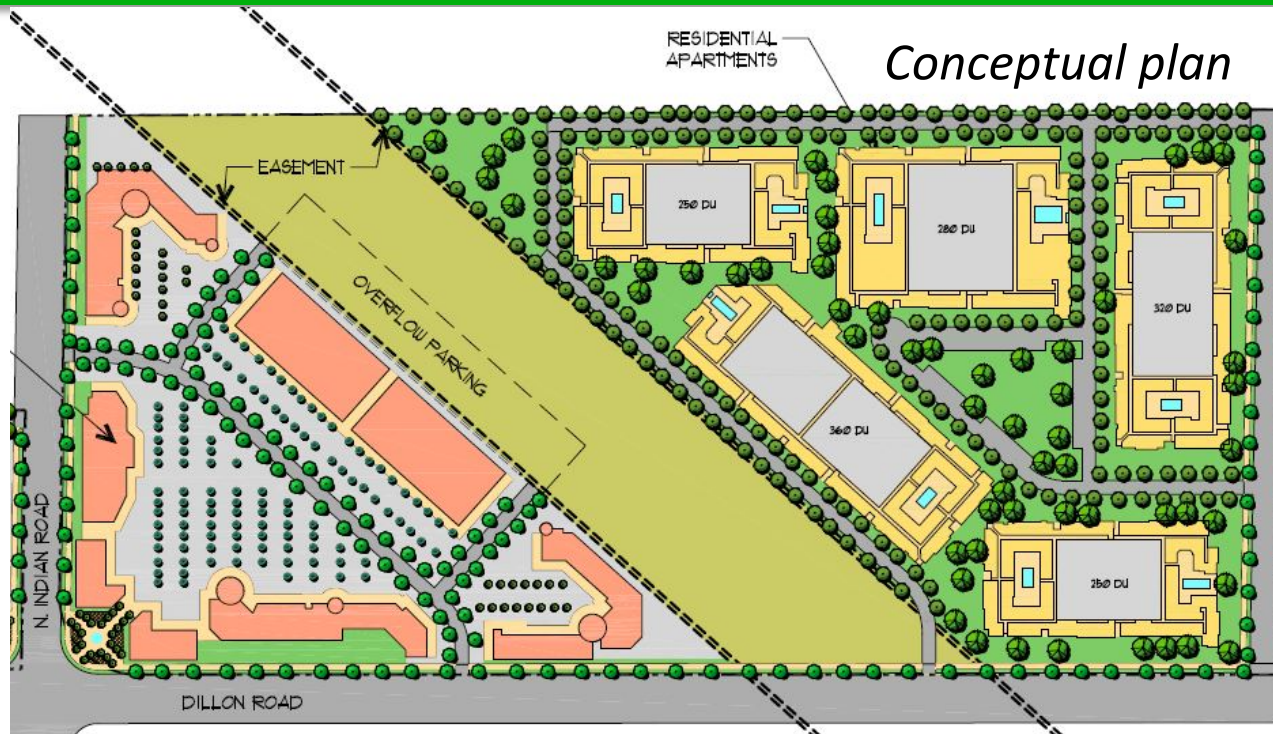
63 ACRES OF PRIME PROPERTY LOCATED IN THE PATH OF DEVELOPMENT. CURRENT PLANS ARE FOR MULTI FAMILY, COMMERCIAL AND INDUSTRIAL COMPONENTS. JUST BLOCKS FROM THE PLANNED AMAZON DISTRIBUTION CENTER AND COACHILLIN PARK BOTH REQUIRING NEW RESIDENTIAL AND INDUSTRIAL INVENTORY IN THE AREA.



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63 AC MIXED USE DEVELOPMENT

PLANNED USES—The following uses have been preliminarily approved by the county in 2018.



Eastern area: Planning area 1

High density residential with one to three-bedroom units designed for work force pricing. Three to four story residential construction. Efficient floor plans and adjacent parking matching tenant profiles. Could include residential styles that match senior housing and care facilities. Permitted uses will include accessory retail services, educational, and day care. Landscaping areas will include recreation, environmental protection, drainage retention, and buffers to mixed-uses. Potential self-storage and other compatible uses in the power line easement.

*** Net area excluding roads and power line easement is 34.5 Acres.**

*** 1500 residential units plus accessory uses**

Western area: Planning area 2

Commercial and retail uses in two story "store front" shaped buildings. Shared parking in front of each space. Uses include typically retail, restaurants, offices, services, entertainment, hospitality, medical, gas station, and other related uses. Prominent shared signage, outdoor dining, and landscape amenities are featured. Accessory residential is permitted with separate entry areas. Area in power line easement could be used for self storage, drainage retention and parking.

*** Net area excluding roads and power line easement is 21.5 acres**

63 AC MIXED USE DEVELOPMENT

PRICE: \$7,000,000.
(\$111,111. per ac)

SITE AMENITIES

- ♦ **LOCATION:** The property is located on the north east corner of Dillon Rd. and Indian Canyon Dr. in the sphere of influence of Desert Hot Springs.
- ♦ **APN #** 666-179-001 & 666-179-002
COUNTY OF RIVERSIDE
- ♦ **PARCEL SIZE:** 62.71 AC
- ♦ **ZONING:** C-P-S, I-P, AND M-SC
EA 32224 APPROVED 2018 CASE # CCZ05080
- ♦ **UTILITIES:**
WATER 12" Line Dillon Rd.
SEWER: Not currently available
ELECTRIC: SO CA Edison in street
GAS: Not in the area So Cal Gas
- ♦ **CURRENT USE** Vacant Land
- ♦ **EARTHQUAKE FAULT ZONE:** not in
- ♦ **FLOOD:** 100 year flood zone
- ♦ **TERMS:** Cash
- ♦ **Comments:** Appraised in May 2022 for over \$8,000,000. without entitlements and over \$14,000,000 with entitlements. Due to the untimely death of the developer, the estate is willing to sell for \$7,000,000.

Site Highlights

- ♦ Located on two main arteries Indian Canyon and Dillon Rd.
- ♦ Desert Hot Springs is one of the fastest growing cities in the state
- ♦ New Amazon center will be bringing 1700 jobs to the area in the next 24 months
- ♦ Apartment inventory in the valley is at an all time low.
- ♦ Industrial inventory in the valley is less than 1%
- ♦ Easy access to Hwy 10 to the south and Morongo Valley to the north

Crossroads Dev. Constraints— Approved

- ♦ No sewer system available. On site treatment is possible and may limit the density of the site.
- ♦ Multi Fam set backs— Front 20 ft, side 3-5' for interior side yards and 10' adjacent to street, Rear— 10'
- ♦ General Commercial setbacks
- ♦ Industrial Park Setbacks— Min. 25' from street, min 10' for side yards combined, min 15' rear, min 50' from any abutting commercial or residential property line. Min 15% of site to be landscaped.



BADDOUR & ASSOCIATES
COMMERCIAL REALTORS

63 AC MIXED USE DEVELOPMENT

COMPARABLE SALES

| COMPARABLE LAND SALES | | | | | | |
|--|-----------|--------------|-------|----------------|---|--|
| Location | Sale Date | Sale Price | Acres | Price per Acre | Comments | |
| Verano Masterplan Cathedral City, Ca | 7/11/2022 | \$20,250,000 | 138 | \$146,739.00 | Verano is a SFR community in the city of Cathedral City. | |
| Rancho Bella Res Dev Ramon Rd. Rancho Mirage | 9/24/2021 | \$5,500,000 | 36.68 | \$149,945.00 | Future residential development of SFR. Zoning is R-H | |
| 20th Avenue Desert Hot Springs, CA 92240 | IN ESCROW | \$11,500,000 | 45.13 | \$254,819.41 | Listing of 45.13 AC commercial-industrial land or 1,965,863square feet. Proposed use of the land is for a commercial-industrial property. Property is a pending sale in escrow. | |
| 17875 Indian Canyon North Palm Springs, CA 92258 | 9/2/2022 | \$7,100,000 | 38.19 | \$185,913.00 | Planned for the Palm Logistics Center Zoning Industrial | |
| 20th Ave North Palm Springs, CA 92258 | 6/17/2022 | \$13,355,500 | 102.2 | \$130,680.00 | Future site of the Amazon Distribution Center. Zone changed to Commercial Retail during escrow. | |
| 20th Ave North Palm Springs, CA 92258 | 4/11/2022 | \$12,025,000 | 64.91 | \$185,256.00 | Industrial / commercial uses near the new Amazon Distribution Center. | |
| 0 15th Avenue Desert Hot Springs, Ca | 2/24/2022 | \$9,000,000 | 25 | \$360,000.00 | Sale of 25.00 AC commercial land or 1,089,000 square feet. Proposed use of the land is for a high density commercial and residential development and Hotel. Property has all entitlements in place. | |



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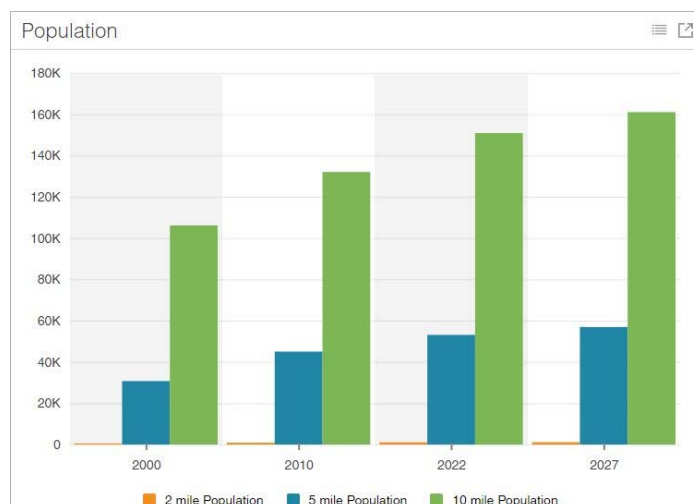
The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice. Buyer must verify the information and bears all risks for any inaccuracies. 010923

63 AC MIXED USE DEVELOPMENT

Area information

Desert Hot Springs is a city in Riverside County, California. The city is located within the Coachella Valley comprised of 7 cities. The population of the valley in winter is over 500,000 and about 300,000 in summer. The population of Desert Hot Springs was 25,938 at the 2010 census and is projected to be close to 60,000 by 2027.

Desert Hot Springs is named for its many natural hot springs. It is one of few places in the world with naturally occurring hot and cold mineral springs. Like many of its neighboring cities, Desert Hot Springs continues to see an explosion in population. Drawn by its affordable family living, Desert Hot Springs is a young, vibrant community that is on the move. In addition to world famous resorts, the community was the first city in Southern California to legalize medical marijuana cultivation and has since been overwhelmed by marijuana developers and growers bringing many new jobs to the area. Because of its proximity to Los Angeles, and Riverside there has been an increase in population especially after the pandemic of residents moving to the city. It is located 8 miles from Palm Springs.



Households

| | 2 mile | 5 mile | 10 mile |
|--|--------|----------|---------|
| 2010 Households | 299 | 15,850 | 51,436 |
| 2022 Households | 352 | 18,302 | 57,929 |
| 2027 Household Projection | 377 | 19,539 | 61,612 |
| Annual Growth 2010-2022 | -0.3% | 0.2% | 0.1% |
| Annual Growth 2022-2027 | 1.4% | 1.4% | 1.3% |
| Owner Occupied Households | 264 | 11,064 | 38,045 |
| Renter Occupied Households | 114 | 8,475 | 23,567 |
| Avg Household Size | 2.9 | 2.8 | 2.5 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spending (\$) | \$9.1M | \$506.4M | \$1.7B |

Traffic >>

| Collection Street | Cross Street | Traffic Vol | Last Meas... | Distance |
|-------------------|---------------------|-------------|--------------|----------|
| Indian Ave | Dillon Rd S | 8,145 | 2022 | 0.25 mi |
| Indian Ave | Teagarden Dr S | 13,418 | 2022 | 0.40 mi |
| Dillon Rd | Indian Ave E | 2,762 | 2022 | 0.48 mi |
| Dillon Rd | Little Morongo Rd E | 9,204 | 2022 | 0.63 mi |
| Little Morongo Rd | Dillon Rd S | 5,320 | 2022 | 0.77 mi |
| Little Morongo Rd | Dillon Rd N | 270 | 2022 | 0.78 mi |
| Indian Ave | 19th Ave N | 14,974 | 2022 | 1.23 mi |
| Indian Ave | 20th Ave N | 16,755 | 2022 | 1.40 mi |
| 20th Ave | Indian Ave E | 1,946 | 2022 | 1.41 mi |
| 20th Ave | Indian Ave NW | 683 | 2018 | 1.42 mi |

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