

LAND FOR SALE

±35 ACRES | \$1,900,000

SWC 18th Avenue and Bennett Rd, Desert Hot Springs, CA 92241



FEATURES:

LAND ACRES: ±35 Acres **APN #:** 659-060-002

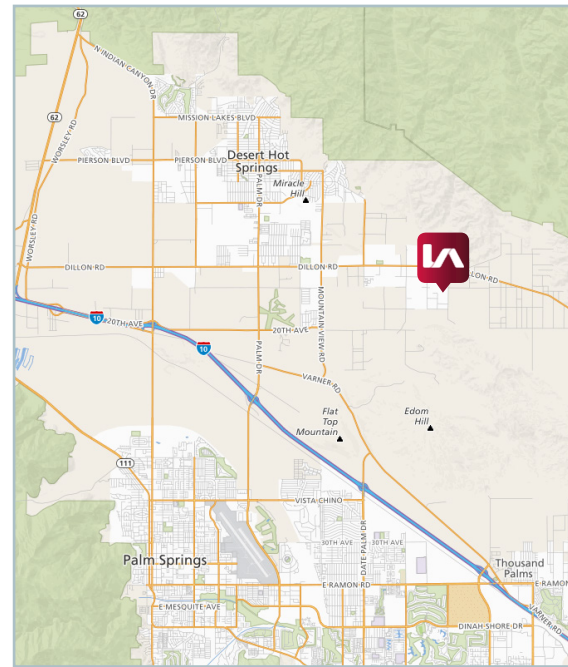
This 35-acre W-2 zoned property is conveniently located by the City of Desert hot Springs in the unincorporated area of Riverside County. This ideal geographical location is not part of the flood and earthquake fault zone.

This property is located in the official Riverside County Natural Hot Water Zone. This zone has the highest quality and the most abundant natural hot mineral water that can be found in the world.

The hot mineral water comes out of the ground at 139-145 degrees (reported by the water drillers on site) and contains neat mineral content with no sculpture or unpleasant odor. The land's natural hot springs and award-winning drinking water are truly legendary.

COMMENTS:

This sale includes a concept site plan with the county pre-application review report. The concept plan is to build 300 units of one (1) and two (2) bedrooms condo resorts (ranging in size from ±800 - ±1,200 square feet), 50 units spa motel and a retail center on the ±35 acre flat land.



Dennis Zhang, Senior Vice President/Principal

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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DEMOGRAPHICS	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	3,450	6,160	26,769
Households	1,674	2,756	9,459
Population Median Age	54.6	50.0	37.6
Median HH Income	\$28,952	\$34,326	\$40,462
5 Yr Pop. Growth (Total %)	8.0%	10.6%	10.7%
Total Businesses	47	100	435
Employees	169	485	2,323

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