

# 15 ACRES VACANT LAND

APN: 666-260-001, NORTH PALM SPRINGS, CA 92258

FOR SALE  
\$950,000



*Approximate boundaries shown. Confirm with survey.*

**Heath Wilson**  
Vice President  
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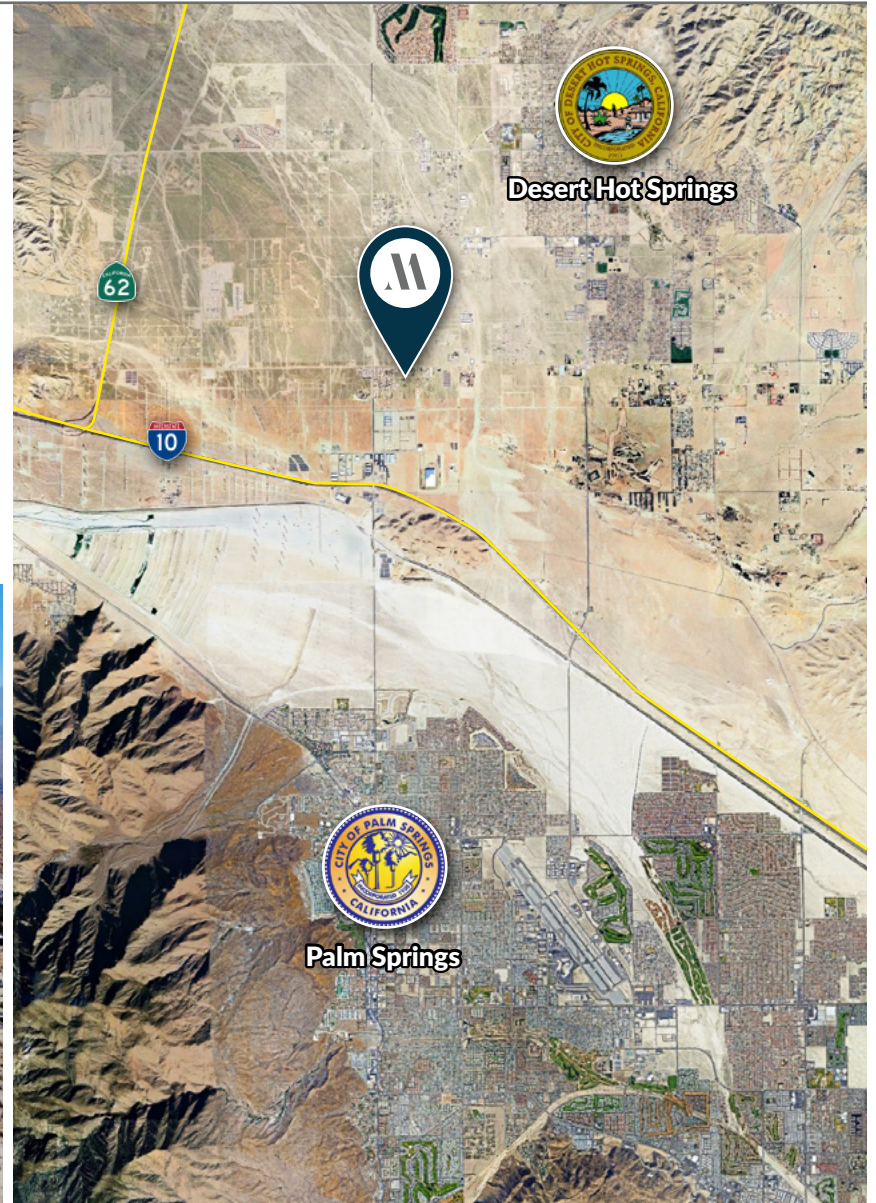
72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270  
meadecommercial.com | CA DRE Lic 02439728

## PROPERTY HIGHLIGHTS

- Size:** 15 acres / 653,400 sq. ft.
- APN:** 666-260-001
- City:** North Palm Springs, CA 92258
- County:** Riverside County
- Type:** Unimproved Land
- Zoning:** R-1/W-2; R-1 Zoning (One-Family Residential)  
W-2 Zoning (Controlled Development Areas)
- Uses:** R-1: Single-family homes, non-commercial agriculture, horses  
W-2: Controlled Development Area – specific permitted uses; may include R-1 or other zone uses under conditions



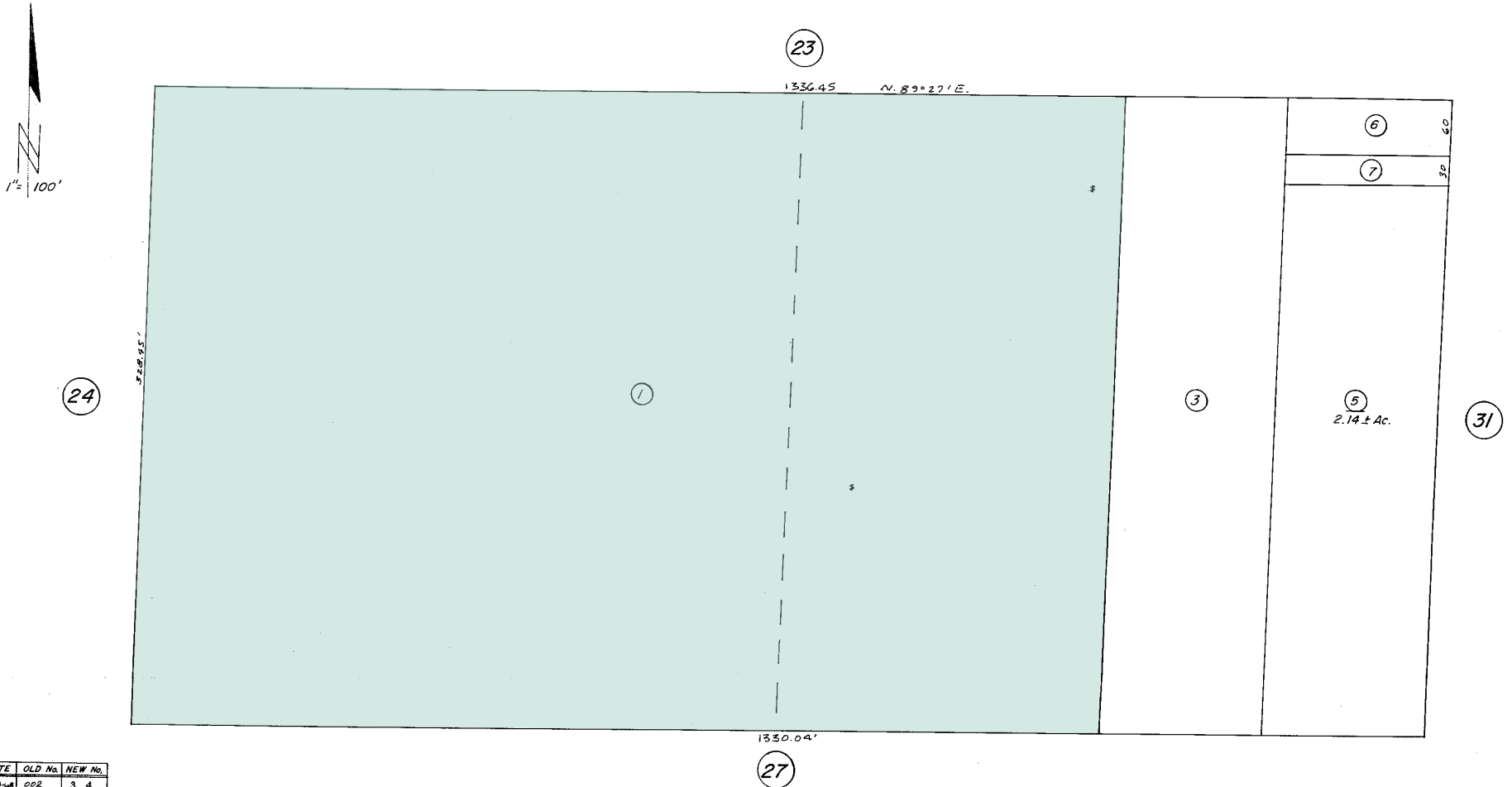
*Approximate boundaries shown. Confirm with survey.*



24-39-1  
**666-26**

T. C. A. 6185

N<sup>2</sup> SE<sup>4</sup> SW<sup>4</sup> SEC. 11 T. 3S. R. 4E.



DATE	OLD No.	NEW No.
10-24-48	222	3, 4
3163	004	005 through 008

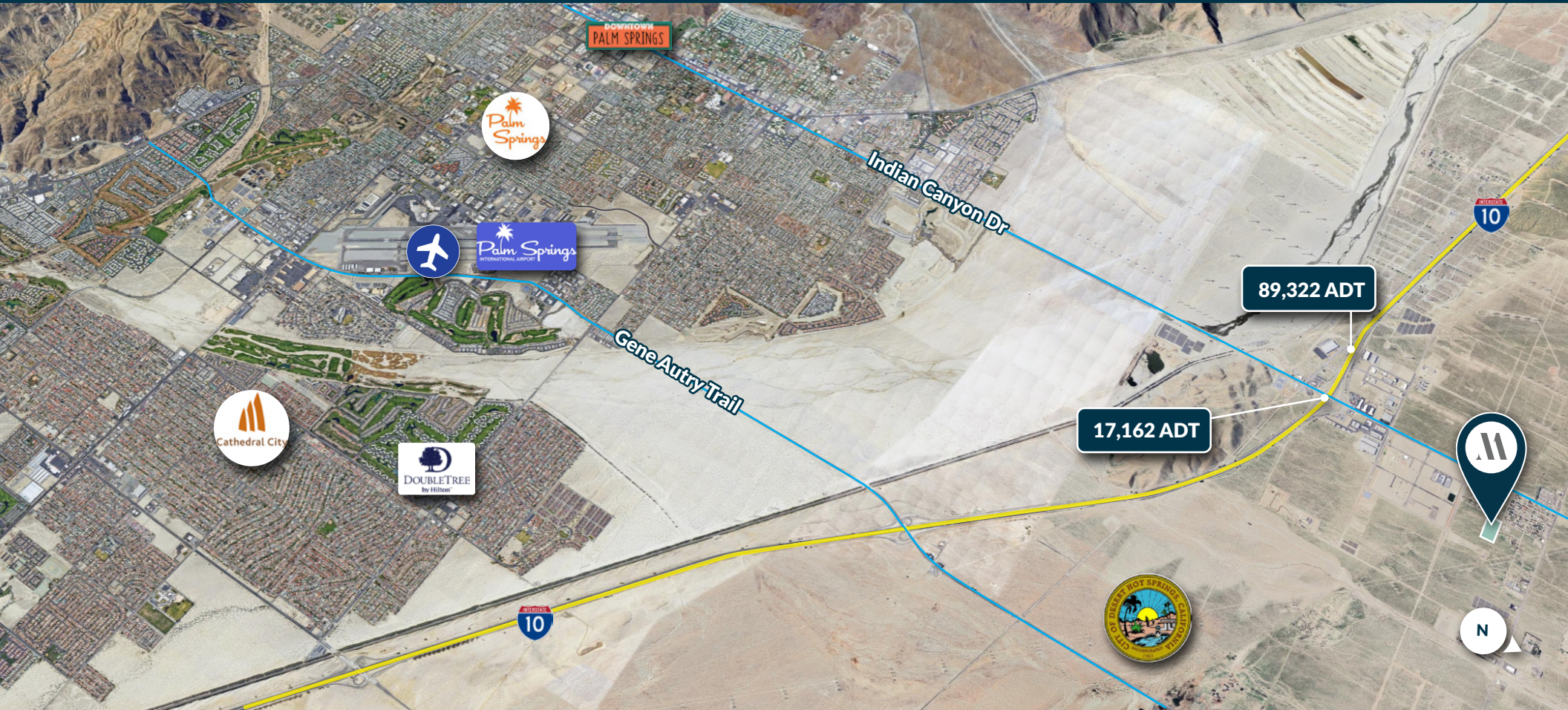
DATA: M.B. 22/47, R.S. 32/93

APRIL 1968

ASSESSOR'S MAP BK. 666 PG. 26  
RIVERSIDE COUNTY, CALIF.

# DEMOGRAPHICS

FOR SALE | \$950,000  
15-Acre Raw Vacant Land | N. Palm Springs, CA 92258



DEMOGRAPHICS	1-mile	3-mile	5-mile
Population	665	28,527	46,286
Households	202	9,269	14,907
Median Household Income	\$54,318	\$45,264	\$44,281
Average Daily Traffic (ADT)	N. Indian Canyon Drive and 20th Ave: 17,162 ADT I-10 and Indian Ave SE: 89,322 ADT		

NORTH PALM SPRINGS

North Palm Springs, situated just off Interstate 10 and neighboring the City of Desert Hot Springs, is uniquely positioned as a gateway into the Coachella Valley. This unincorporated community combines high-visibility frontage, affordable land, and direct access to major transportation corridors, making it ideal for retail, industrial, and mixed-use opportunities. Its proximity to Palm Springs tourism and the region’s steady population growth further enhances its value, while the area’s iconic desert landscape and renewable energy presence create a distinct identity for forward-looking businesses and investors.

Directly adjacent, the City of Desert Hot Springs is one of the Coachella Valley’s fastest-growing markets and a hub of innovation. As the first city in Southern California to legalize cannabis, it has established itself as a progressive business environment welcoming entrepreneurs from diverse industries. With its reputation as a future world-class health and wellness destination—built upon its renowned mineral “miracle waters,” dramatic mountain views, and unique desert ecosystem—Desert Hot Springs is rapidly attracting residents, visitors, and business operators alike. Together, North Palm Springs and Desert Hot Springs offer a dynamic location for investors seeking growth, visibility, and long-term potential in one of Southern California’s most vibrant desert markets.



NEW DEVELOPMENTS NEARBY:

- 600,000 SF Amazon distribution center just completed.
- Desert Gateway-1,000,000 SF logistics center and hotel
- 141 Single Family Homes at Skyborne (Village 2) by Lennar
- Ovation-402 Residential Condos with a club house
- 76 Single Family Homes -Rancho Descano
- Palari-Mighty Buildings-77 new sustainable 3-D printed Single Family Home Development
- New 60,000 SF Warehouse Facility for storage of POD’s units
- Desert Storage-63,000+ SF RV Storage
- A new public Safety Campus to include a new 6300+ SF Police Annex and a remodel of the existing fire station

## YOUR ADVISOR



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