

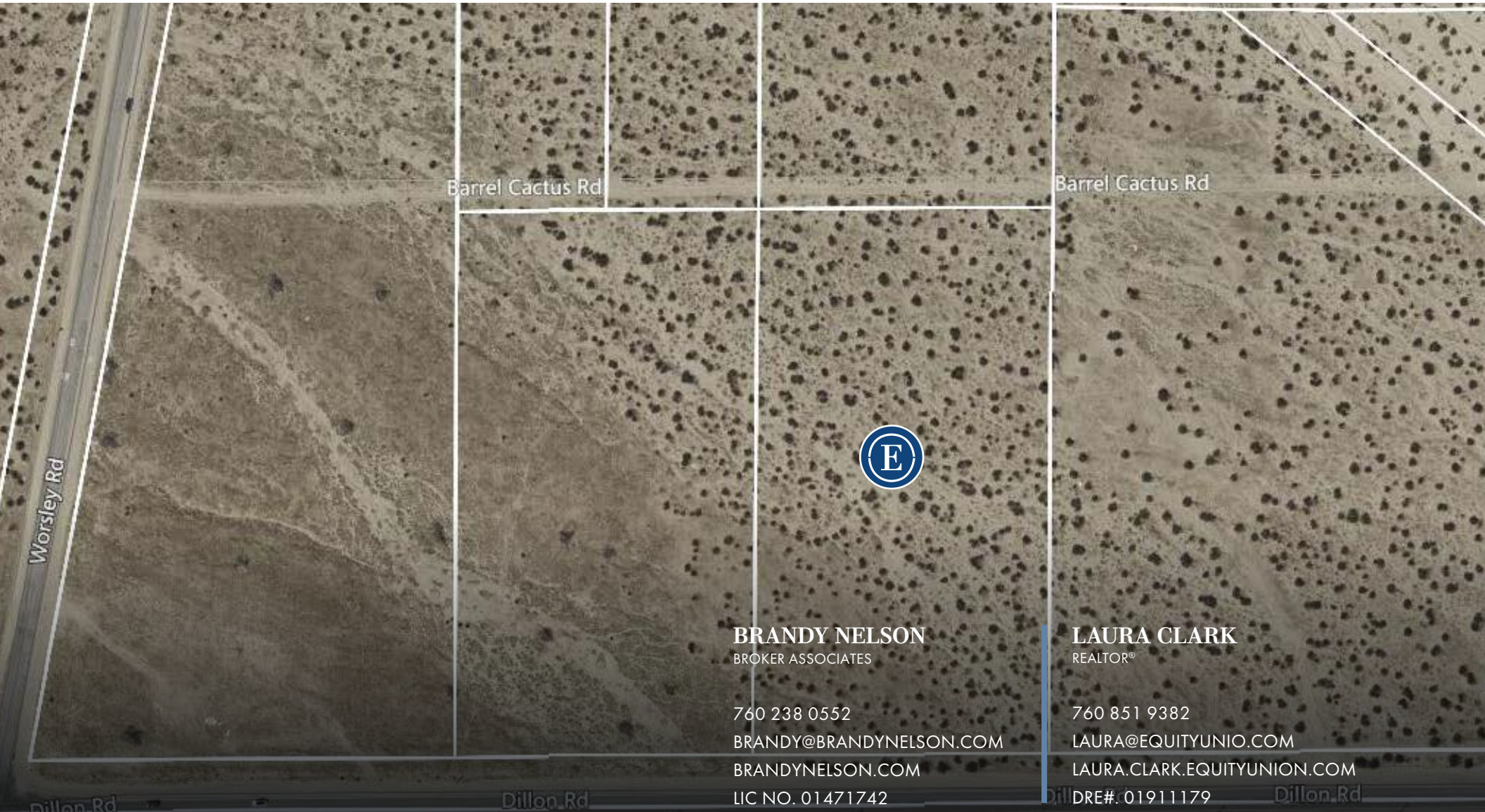


EQUITY
UNION
COMMERCIAL

OFFERING MEMORANDUM

00 DILLON RD

Desert Hot Springs, CA 92240



Worsley Rd

Barrel Cactus Rd

Barrel Cactus Rd

Dillon Rd

Dillon Rd

Dillon Rd



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THE PROPERTY



EXECUTIVE SUMMARY

4+ acre piece of flat usable land just minutes from the 10 FWY. With 330 feet of frontage road off of Dillion and Hwy 62 in the North end of Palm Springs, discover the endless potential this 4.83 acre property offers under W-2 zoning! Ideal for single family dwellings, gardening, and field crops on parcels under one acre, and for more than 1 acre, this versatile designation opens the door to even more opportunities on larger lots. For parcels over an acre, such as this, permitted uses expand to include commercial nurseries, orchards, and additional agricultural ventures. The W-2 zoning also allows for trailer, boat, and car storage facilities, making this a unique chance to create income-producing uses or establish your own private retreat. Whether you're seeking a residential build site, agricultural investment, or business opportunity, this land offers remarkable flexibility and value, especially with 330 feet of frontage rod off of Dillion rd.

OFFERED AT:
\$225,000

PROPERTY HIGHLIGHTS

- 4+ acre piece of flat usable land
- 330 feet of frontage road off of Dillion and Hwy 62 in the North end of Palm Springs
- W-2 zoning





SITE SUMMARY

SITE OFFERING

Address	00 Dillon
Property Type	Vacant Land
Universal Land Use	Residential

SITE DESCRIPTION

Lot Size	4 Acres
Zoning	W-2
Electricity	Available
Fuel	Gas
Sewer	None
Water	Type Unknown

PROPERTY LOCATION

This property at 00 Dillon, Desert Hot Springs, CA is a vacant land listing with excellent access and a wide range of potential uses. Located on the main thoroughfare of Dillon Road, the lot offers easy access to the region's primary transportation arteries, including Interstate 10 and Highway 62, making for a convenient commute to nearby cities.

The location places it within minutes of Palm Springs, renowned for its mid-century architecture and vibrant downtown, as well as the unique natural landscape of Joshua Tree National Park. This puts it in a sweet spot for those seeking both city amenities and outdoor adventure. The property itself is flat and usable, a blank canvas for development, and is outside of a flood zone.

A significant advantage is the proximity of essential utilities, with sewer, water, and power all available nearby, which streamlines the development process. The zoning is flexible, allowing for residential, agricultural (such as a commercial nursery), and even some business ventures. With stunning mountain views and its strategic location, this listing is a prime development opportunity in a growing area.



AERIAL MAP



LOCATION MAP



DEMOGRAPHICS



POPULATION GROWTH

2024	33,451
2023	32,786
2022	32,386

MEDIUM HOUSING LIST PRICE

2024	\$449,000
2023	\$405,000
2022	\$397,000



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