



| AEGIS MANAGEMENT INC.



DESERT HOT SPRINGS MIXED USE DEVELOPMENT SITE

156,380 SQFT (3.59 ACRES) | MU-N (Mixed Use Neighborhood) Zoning | Nearby water and sewer

Presented By:

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PROPERTY HIGHLIGHTS

- Large mostly flat lot located near a growing new development
- Attractive Mixed Use Neighborhood zoning allows for a variety of commercial and residential uses
- Nearby water and sewer at Karen Ave
- 46 homes have been sold in the Skyborne development across Karen Ave in the last year with 9 others under contract as of July 2026.

PRICE	LOT SIZE (SF)	LOT SIZE (AC)
\$115,000	156,380	3.59
ZONING	\$/SF	\$/AC
MU – N	\$0.70	\$30,640

INVESTMENT DESCRIPTION

Prime 3.59-Acre Mixed-Use Development Opportunity in the Path of Progress! Positioned directly in Desert Hot Springs' fastest-growing expansion corridor, this **level, 156,380 SQFT** offers unmatched potential for forward-thinking developers and investors. Zoned **MU-N (Mixed Use Neighborhood)**, the flexible classification allows for a vibrant blend of localized retail, service-oriented commercial, or high-density residential projects. The site sits **approximately 500 feet from the massive, 608-acre Skyborne Master-Planned Development**, where rapid new-phase residential construction by premier builders is locking in a built-in consumer base right at your doorstep. Infrastructure planning is streamlined with water and sewer connections already in close proximity.

Desert Hot Springs is the fastest growing city in the Coachella Valley per the most recent Census, boasting a more than 25% increase in population from 2010-2020. This location is uniquely primed to capitalize on Desert Hot Springs' economic reimagining, as the city aggressively positions itself as a premier destination for boutique hot-springs wellness resorts, eco-tourism, and public art initiatives. Whether developing wellness-focused residential spaces or boutique neighborhood retail, you are directly tapping into a modern wave of high-spending visitors and new residents. This site serves as a strategic regional pivot point: **located just minutes from Interstate 10 and downtown Palm Springs, directly off the Highway 62 corridor—the primary tourism gateway to Yucca Valley, the Sand to Snow National Monument, and Joshua Tree National Park.** Capitalize on the Coachella Valley's booming market and secure a premier piece of the desert's future.



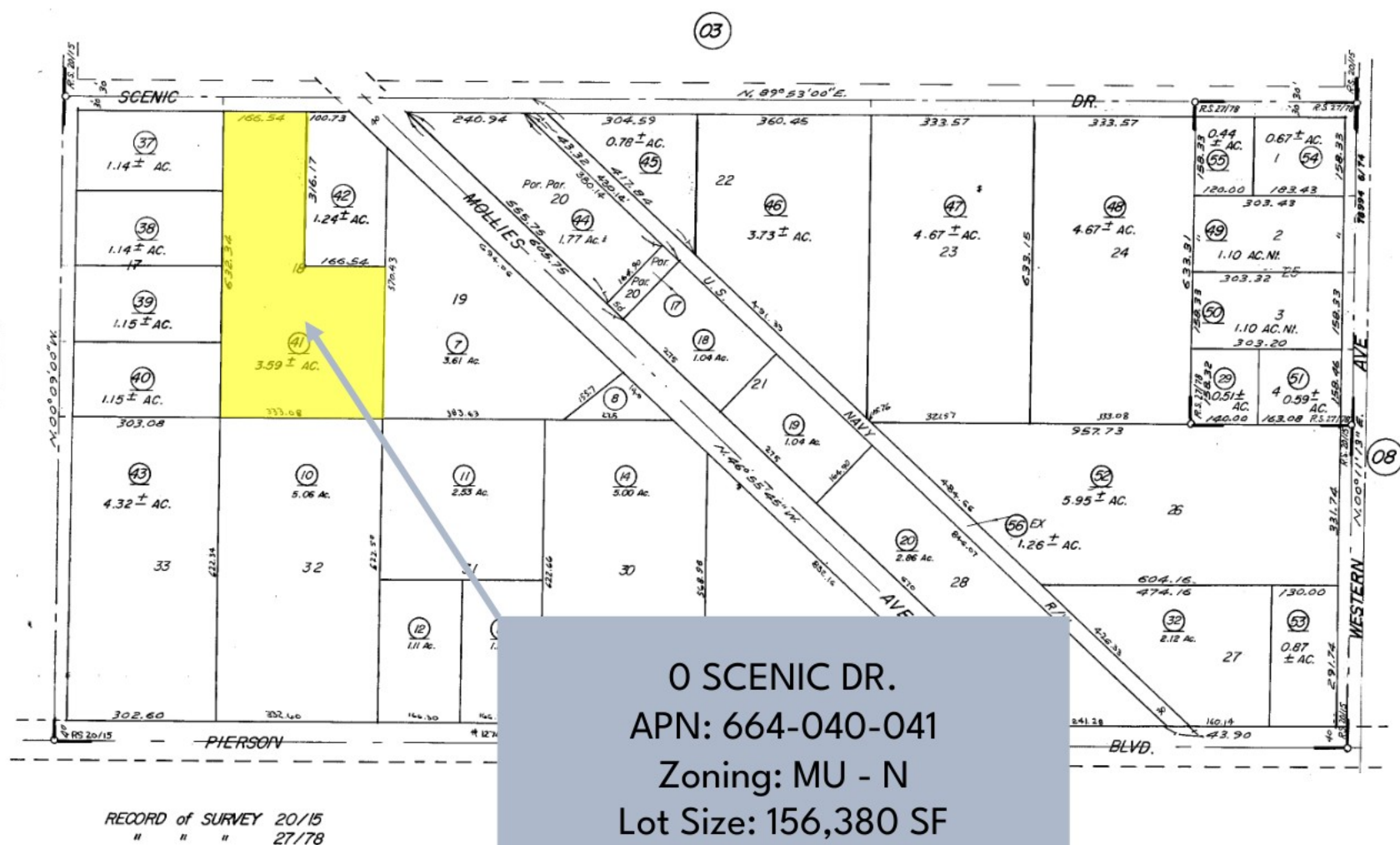
SITE PHOTOGRAPHY



662-24
664-04

T.C. A. 6120, 6121

S² SW⁴ SEC. 27 T. 2 S. R. 4 E.

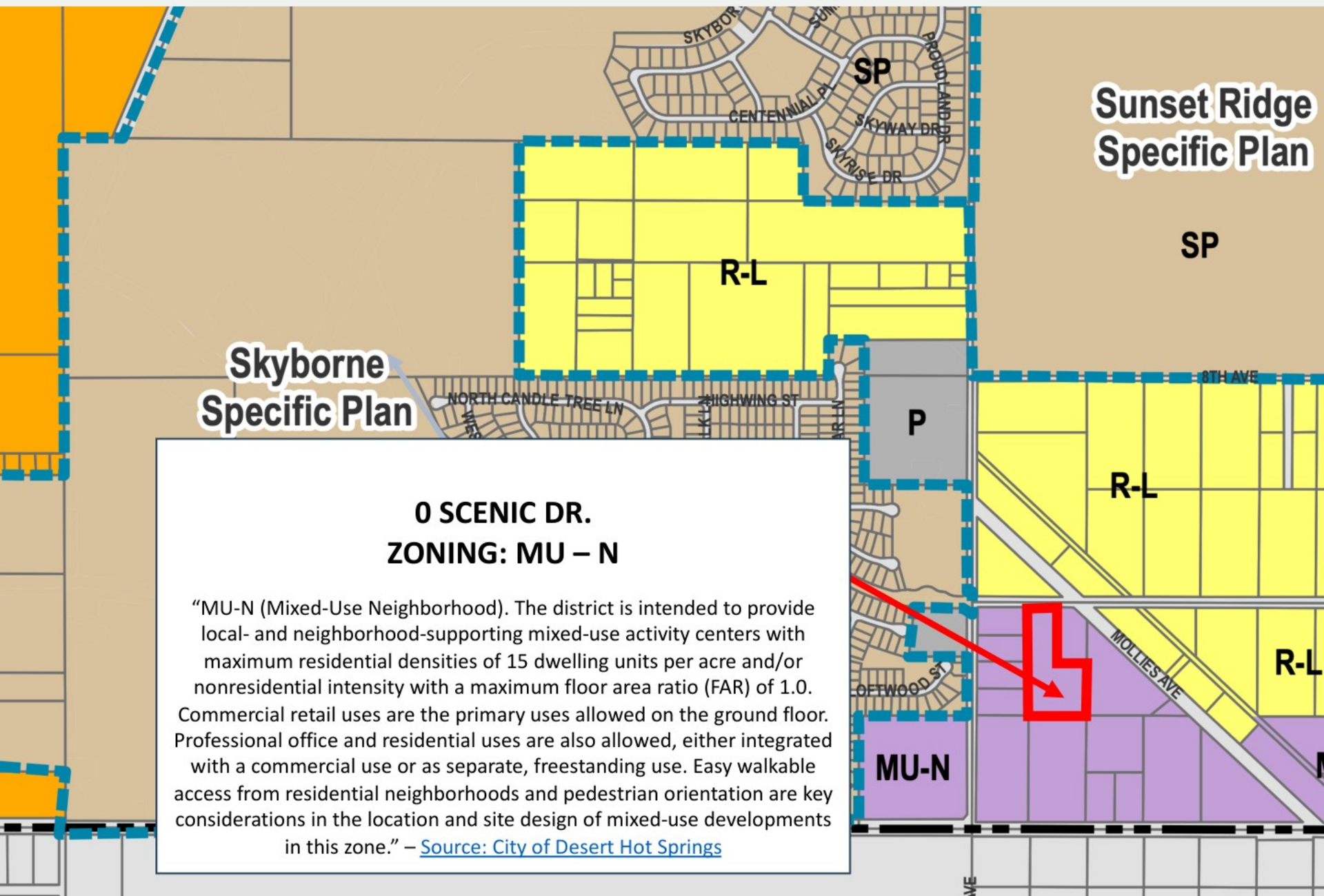


ASSESSOR'S MAP BK.664 PG.04
RIVERSIDE COUNTY, CALIF.

GES

SEPT 1970

ZONING MAP



**Sunset Ridge
Specific Plan**

SP

**Skyborne
Specific Plan**

R-L

P

R-L

R-L

MU-N

**0 SCENIC DR.
ZONING: MU – N**

“MU-N (Mixed-Use Neighborhood). The district is intended to provide local- and neighborhood-supporting mixed-use activity centers with maximum residential densities of 15 dwelling units per acre and/or nonresidential intensity with a maximum floor area ratio (FAR) of 1.0. Commercial retail uses are the primary uses allowed on the ground floor. Professional office and residential uses are also allowed, either integrated with a commercial use or as separate, freestanding 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.” – [Source: City of Desert Hot Springs](#)

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