

# HOT MINERAL SPA AREA

644 Acres | Honey Wagon Road, Niland, 92257 | Imperial County



For Sale: \$9,660,000  
For Lease: All or Partial \$2,500 per acre annually



**DANYELL MEADE**  
Vice President  
DRE# 02056792  
dmeade@meadecommercial.com  
760-899-8980

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
meadecommercial.com | CA DRE Lic. #02439728

## Property Overview

644 acres of raw land consisting of four contiguous parcels off Highway 111 in Niland. Property is in the area near the American Canal, Salton Sea, Southern Pacific Railroad and Chocolate Mountains. Topography is mainly flat.

S-1 and S1-RE: Recreation-related uses include mobile home and recreational vehicle parks, and resort and recreation facilities. Development is a mixture of seasonally and permanently occupied residential units, recreation facilities, community facilities, and neighborhood commercial activities. Light to medium agricultural uses are permitted as well as aquaculture operations, athletic fields, golf courses, swim and tennis clubs, and off-road vehicle areas.

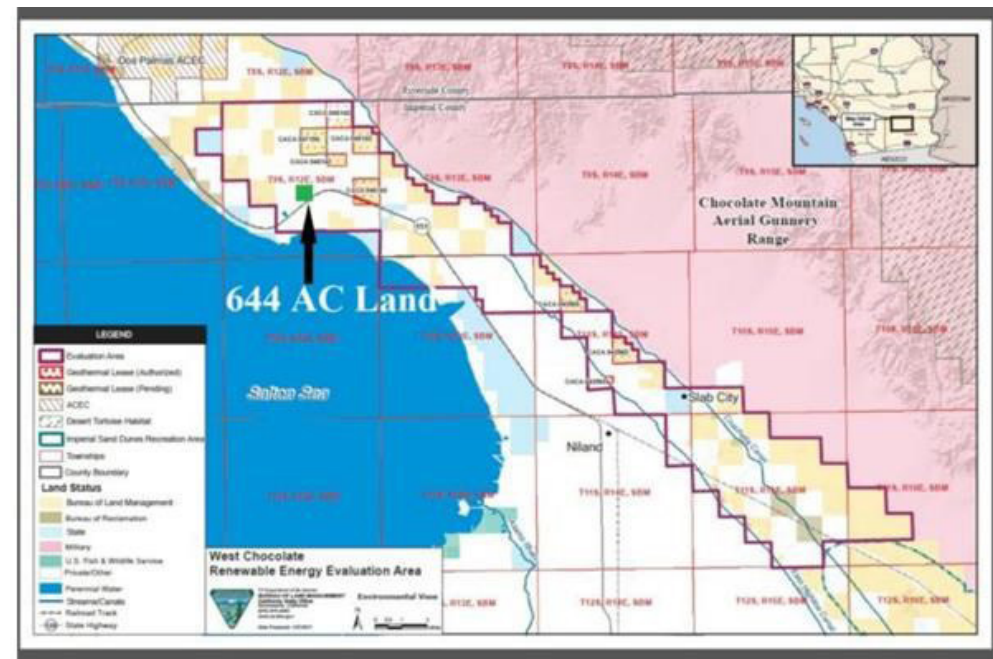
## Property Information

**LOCATION:** Honey Wagon Road and Highway 111  
**LOT SIZE:** ±644 Acres  
**APN'S:** 002-490-001, 002-490-002, 002-490-007 and 002-490-008  
**ZONING:** S1 and S1-RE: Recreation/ Open Space  
**UTILITY:** Utility Providers: Power- Imperial Irrigation, Sewer- Septic, Gas- no natural gas and Water- Coachella Valley Water district or permitted well water.



# PHOTOS

644 Acres  
Honey Wagon Road, Niland, CA 92257





# AERIAL MAP DEMOGRAPHICS

644 Acres  
Honey Wagon Road, Niland, CA 92257



DEMOGRAPHICS	2-mile	5-mile	10-mile
Population	476	639	675
Households	264	362	375
Median Household Income	\$32,500	\$50,952	\$50,765
Average Daily Traffic (ADT)	Grapefruit Blvd and Hot Springs Rd: 2,281 ADT		

## NILAND

### THE HOT MINERAL SPA AREA

The Hot Mineral Spa is located North of State Highway 111 East of the All American Canal. The area is best known for the hot mineral waters and geothermal resources. The area is primarily occupied by four mobile home and recreational vehicle parks: Bashford's Hot Mineral Spa, Fountain of Youth Spa, Imperial Sea View Spa. These parks also include some self-contained camping spaces.

Other land uses consist of four aquaculture businesses: Imperial Fish Farm, Pacific Aqua Farm, F&L Warmwater and California Desert Fish Farm. The Hot Mineral Spa fish farms raise tilapia and catfish in warm artesian water which are sold primarily to the Southern California Fish Market.

The Hot Mineral Spa area has remained mainly a destination for tourists, vacationers and a retirement population who enjoys desert living and the hot mineral pools.



# YOUR ADVISOR



## DANYELL MEADE

Vice President

DRE# 02056792

dmeade@meadecommercial.com

760-899-8980



## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner or Broker expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## COPYRIGHT NOTICE

© 2026 Meade Commercial, Inc. All Rights Reserved.  
Meade Commercial, Inc. Broker Lic. 02439728  
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
Phone Number: 760-837-1880 | meadecommercial.com