

115 ACRES WITH HOME NEAR SALTON SEA NORTH LAKE PROJECT



101795 SEA BREEZE DRIVE (WEST OF DESERT AIRE DR), NORTH SHORE, CA

FEATURES

- 115 acres with 3 bed/2 bath recently-remodeled double-wide modular home with new HVAC system and electrical panels
- Close proximity to the proposed \$19M 156-acre Salton Sea North Lake Pilot Demonstration Project. Click [HERE](#) for more info on project
- Near Salton Sea Visitor Center & State Recreation Area
- Zoning allows for single-family mobilehome
- Gorgeous views overlooking the Salton Sea and Santa Rosa Mountains
- Visit saltonseaauthority.org for all restoration efforts

ASKING PRICE: \$1,200,000 (\$10,419/AC)



VICINITY MAP


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

8/28/26 KA



SUSAN HARVEY

DRE #00957590

susan@dppllc.com

Cell: 760.250.8992

DesertPacificProperties.com 760.360.8200

115 ACRES INVESTMENT LAND

AERIAL & SITE DETAILS



SITE AMENITIES

- **Location:** The property is located at 101795 Sea Breeze Drive in North Shore, CA.
- **Zoning:** W-2 (Controlled Development Areas) & W-2-M (Controlled Development Areas with Mobile Homes): 1.07 AC parcel only
- **General Plan:** RD (Rural Desert) & VLDR (Very Low Density Residential): 1.07 AC parcel only
- **Parcel Size:** 115.17 AC
- **Assessor's Parcel Numbers:** 735-104-012 (1.07 AC); 013 (15.05 AC); 735-110-010 (49.35 AC); 735-120-003 (49.7 AC)
- **Soils:** CdC - Carsitas gravelly sand, 0-9% slopes; MaB - Myoma fine sand, 0-5% slopes
- **Fault Zone:** Yes (Fault runs through southerly 49.7 AC parcel)
- **Utilities:** Electric: In street
Water: To site
Sewer: Septic (Buyer to verify)
- **Conservation Area:** No
- **Modular Home:** Built 1979; 1,440 SF Living Area; 3 Bed/2 Bath

NORTH LAKE CONCEPTUAL DRAWING



760.360.8200 | DesertPacificProperties.com | 44267 Monterey Ave, Ste. A, Palm Desert, CA 92260

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.