

SALE

FINEST REMAINING SOUTH PALM SPRINGS HILLSIDE LAND FOR DEVELOPMENT!

Ramon Road Palm Springs, CA 92264



PROPERTY HIGHLIGHTS

- Finest remaining south Palm Springs hillside parcel for residential development.
- First time on the market in over 40 years!
- Highly desirable Tennis Club Neighborhood adjacent to downtown Palm Springs.
- R-1-A zoning allows for two homes per acre.
- High demand location for new homes featuring modern style architecture
- The tennis club neighborhood is located at the base of the beautiful San Jacinto Mountain which provides early shade and tremendous views!
- Includes an estate home consisting of five bedrooms, seven baths, 6,174 SF with pool and tennis court.

**±22.15 ACRE - 20,000 SF MIN LOT SIZE -
ESTATE HOME INCLUDED!**

OFFERING SUMMARY

±18.25 Acres:	\$7,000,000
770 South La Mirada / ±3.9 Acres:	\$4,230,000
Price for Both Parcels:	\$11,230,000
May be sold separately; preferably sold together.	

Steve Lyle
(760) 578-9927
CalDRE #00762911



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

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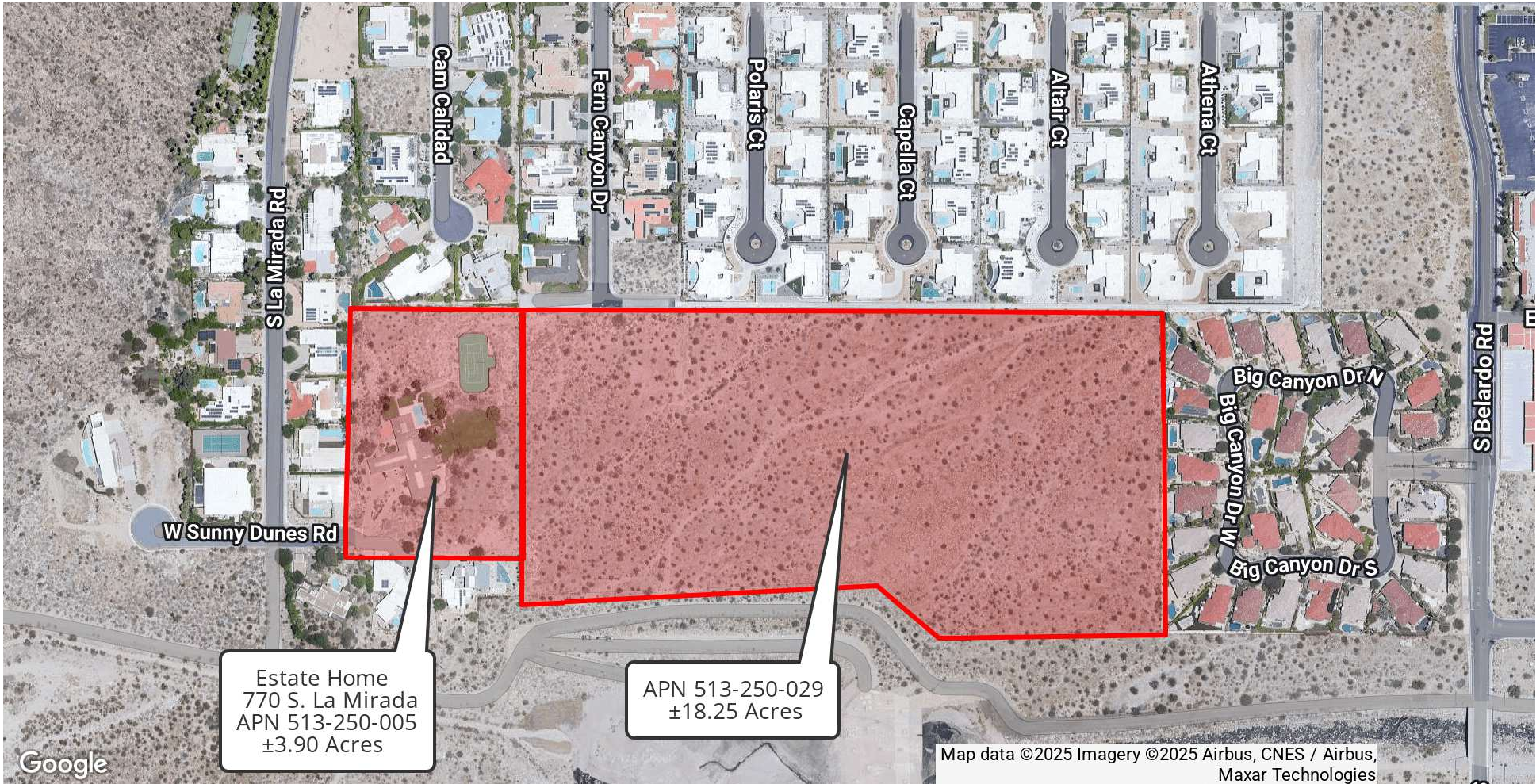
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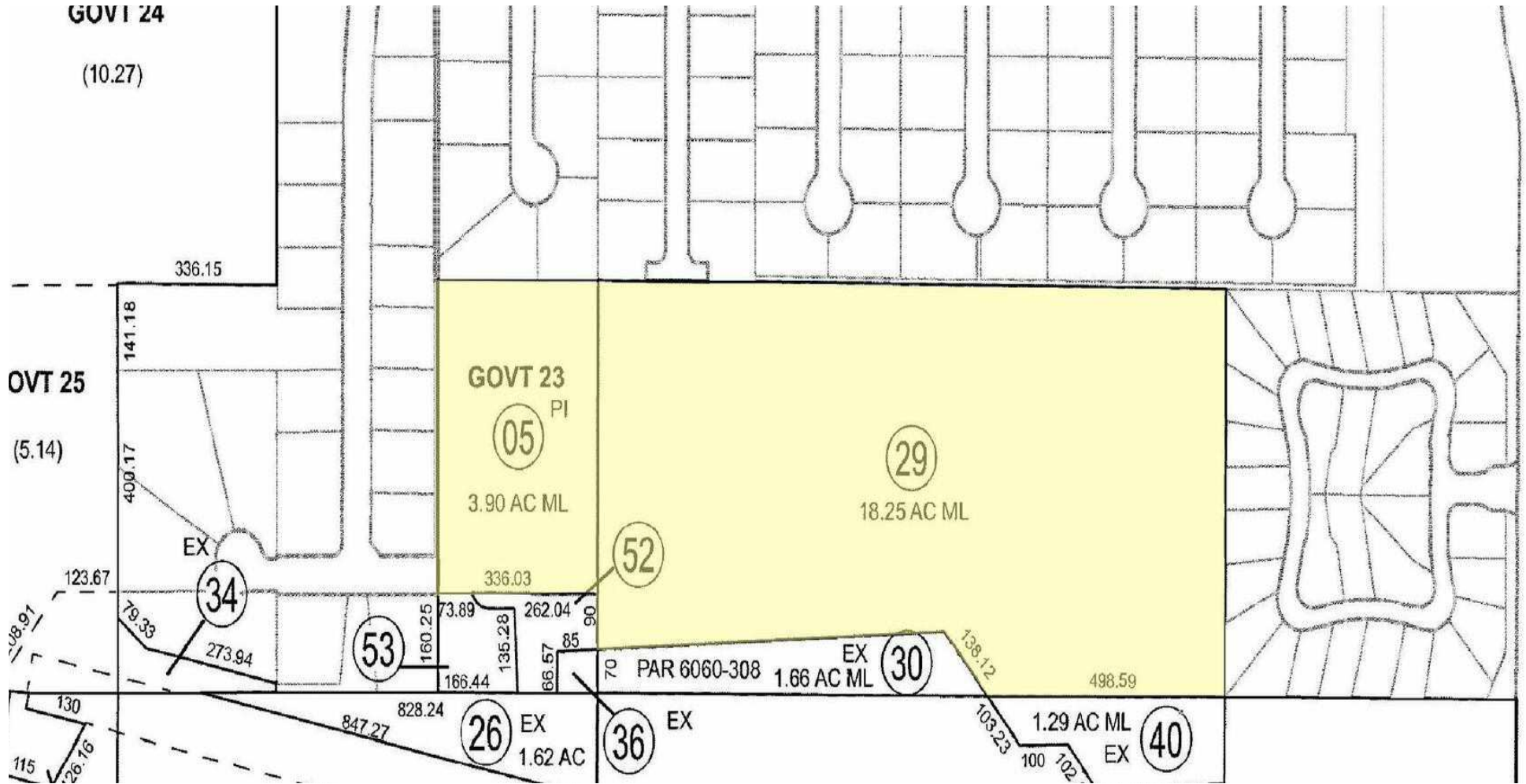
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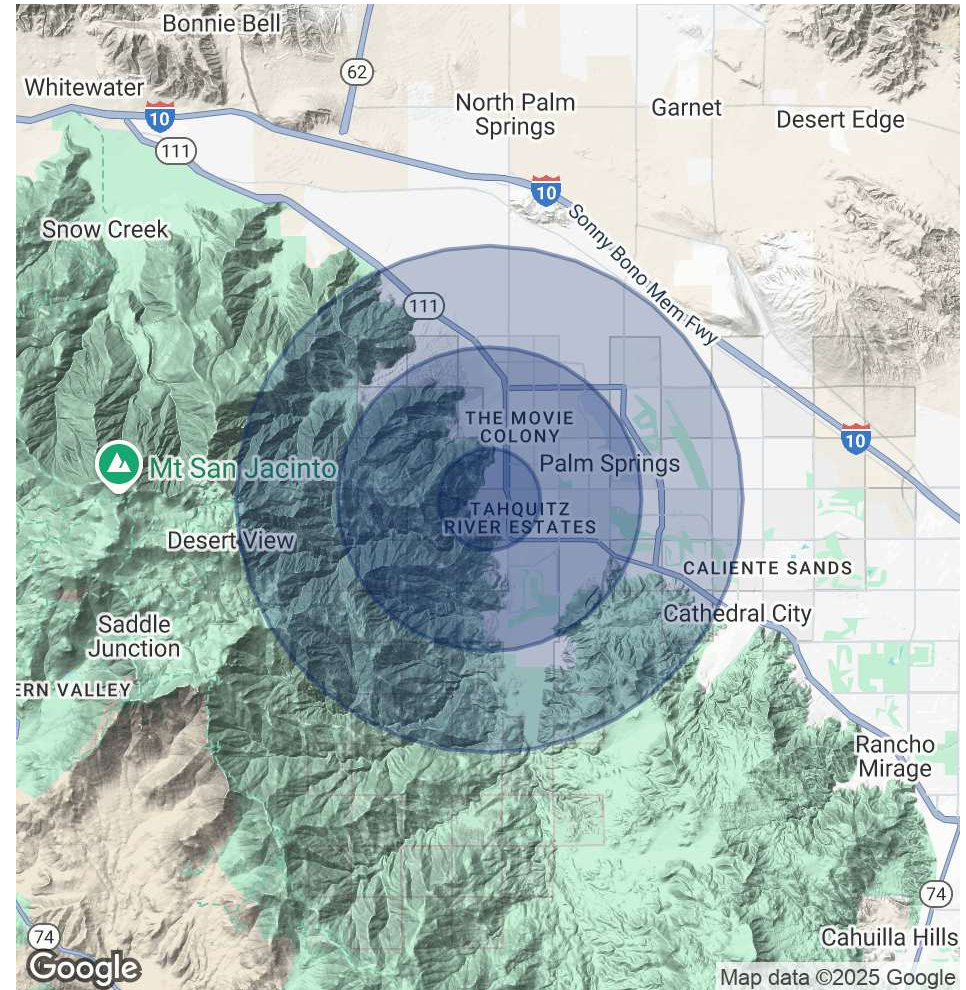
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,640	31,805	53,314
Average Age	53	56	53
Average Age (Male)	54	56	53
Average Age (Female)	51	55	52

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,799	18,246	27,735
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$98,474	\$112,644	\$108,298
Average House Value	\$871,744	\$890,340	\$784,682

Demographics data derived from AlphaMap

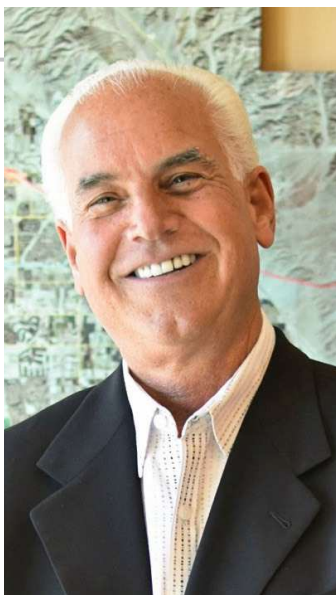


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