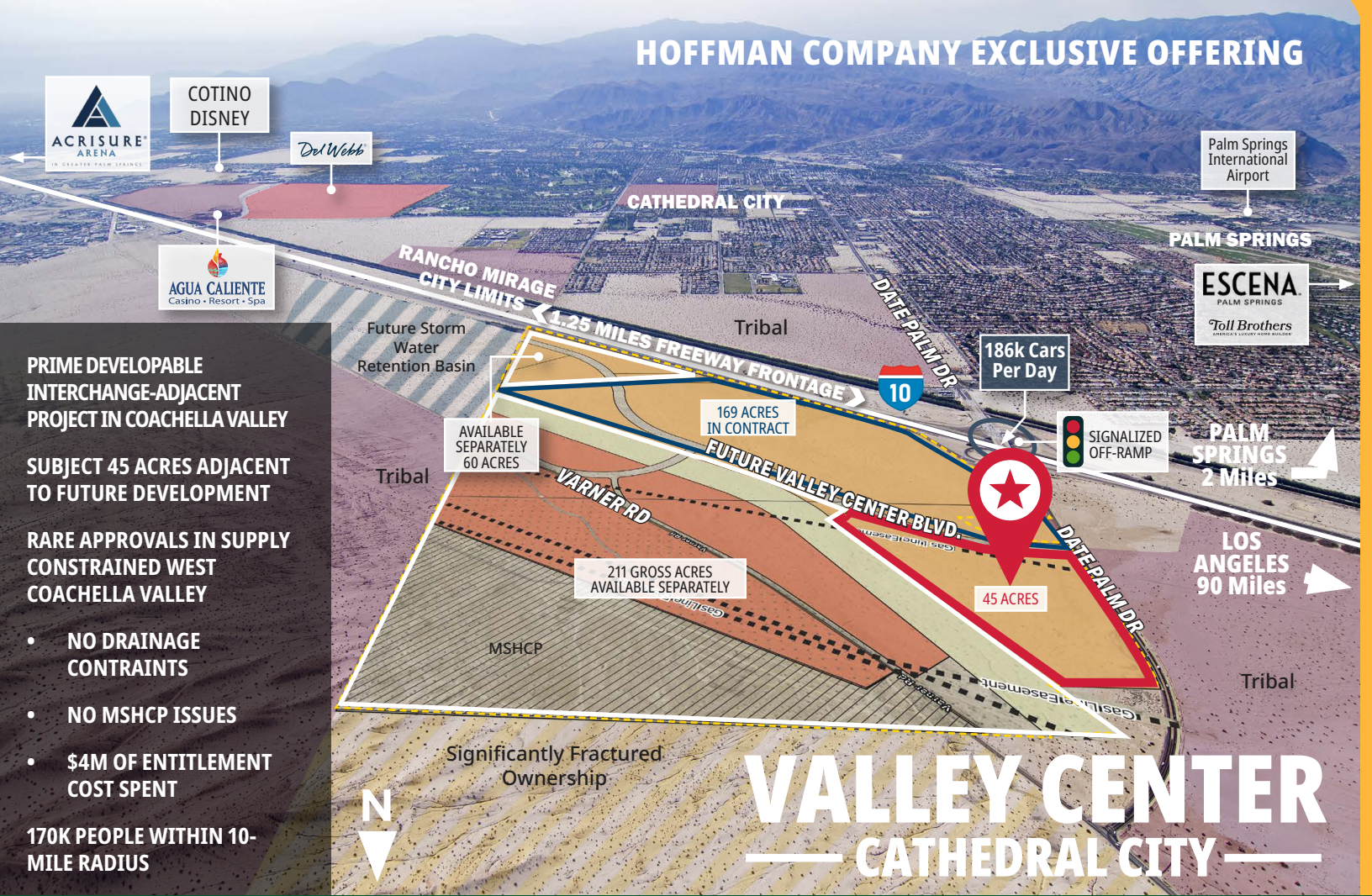
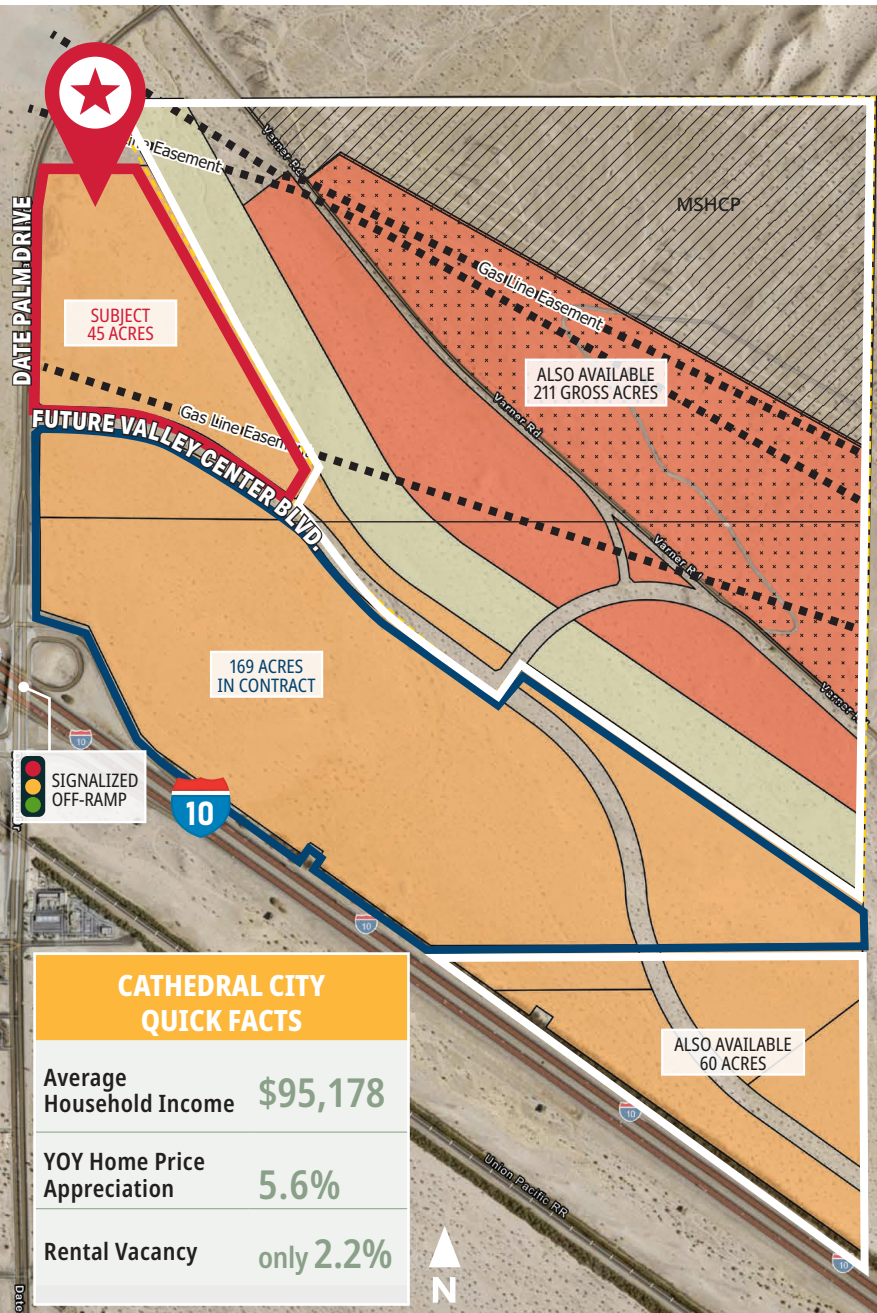
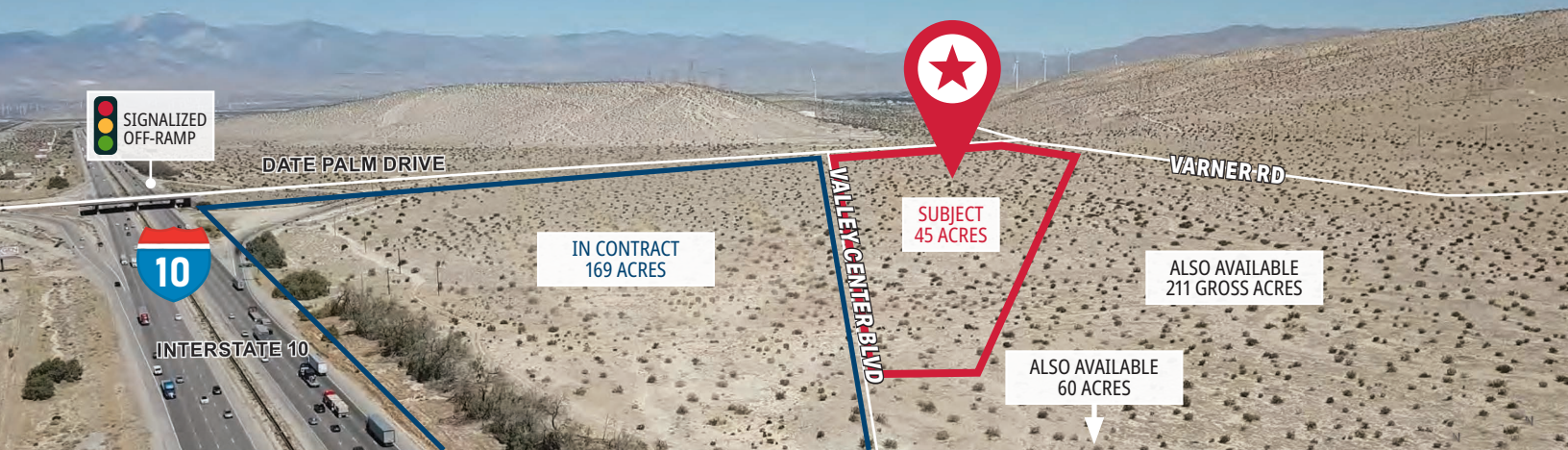


HOFFMAN COMPANY EXCLUSIVE OFFERING



45 Prime Acres | For Industrial, Multi-Family, Cannabis, or Commercial
Date Palm Drive & Future Valley Center Blvd. | Cathedral City, CA | Coachella Valley



- Total Area: 588.93 AC**
- **Mixed-Use Urban District (& Industrial, Commercial, Cannabis Allowed)***
Mixed-Use, Commercial & Multi-Family Development Standards
 - Multi-Family Density- 45 DU/Acre
 - FAR- 1.0 Max**Permitted Uses:**
 - Permitted Use: Live/Work unit
 - Permitted Use: Multi-Family (3 or more units)
 - **Mixed-Use Neighborhood District (& Industrial, Cannabis Allowed)***
 - Promote a variety of housing types and range of densities to accommodate diverse housing needs.
 - Provide residential uses that are proximate to supportive commercial services in a mixed use environment.
 - Foster pedestrian-oriented activity nodes by providing a mix of uses in compact and walkable areas.
 - Encourage new housing opportunities, such as live/work units and residential over retail.**Mixed-Use & Residential Development Standards**
 - Multi-Family Density- 25 DU/Acre
 - FAR- 1.0 Max**Single Family Residential Development Standards**
 - Single Family Density- 5 to 10 DU/Acre**Permitted Uses:**
 - Single family dwelling, including small lot clustering
 - Two-family dwelling
 - Rowhouse
 - Multiple-family dwelling, 3 or more units (Stacked flat, townhome, etc.)
 - Live/work unit
 - Second dwelling unit
 - Guest dwelling (600 square feet or less)
- **Drainage and Open Space Amenity - Total 60.77 AC**
- **MSHP Conservation Area**
- **MSHP Conservation Area - Authorized Take Area**



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