

65.14 acres Adjacent to Coachillin' Business Park

Desert Hot Springs, CA

Desert Pacific
PROPERTIES, INC.
CANNABIS REAL ESTATE

**CULTIVATION
ZONE**



**Half-Street Improvement
on Calle De Los Ramos**



West Calle De Los Ramos/North 19th Avenue • Desert Hot Springs, CA

FEATURES:

- Adjacent to 5 planned cultivation parks including Coachillin' which is the largest master planned park in the United States and Gold Flora
- Over 500,000 s/f currently in plan check or under construction in immediate vicinity
- Ideally located next to the I-10 Cannabis Corridor to easily serve all of Southern California
- Desert Hot Springs is currently issuing unlimited cultivation permits per ordinance 552, 553, & 581
- Asking: **\$2,950,000 (\$45,287 per ac)**



Southern California Vicinity Map

For further information, please contact:

172165
10/16/18ks

Paula Turner
(760) 578-6564
paula@dppllc.com
CalBRE License # 00702492

(760) 360-8200

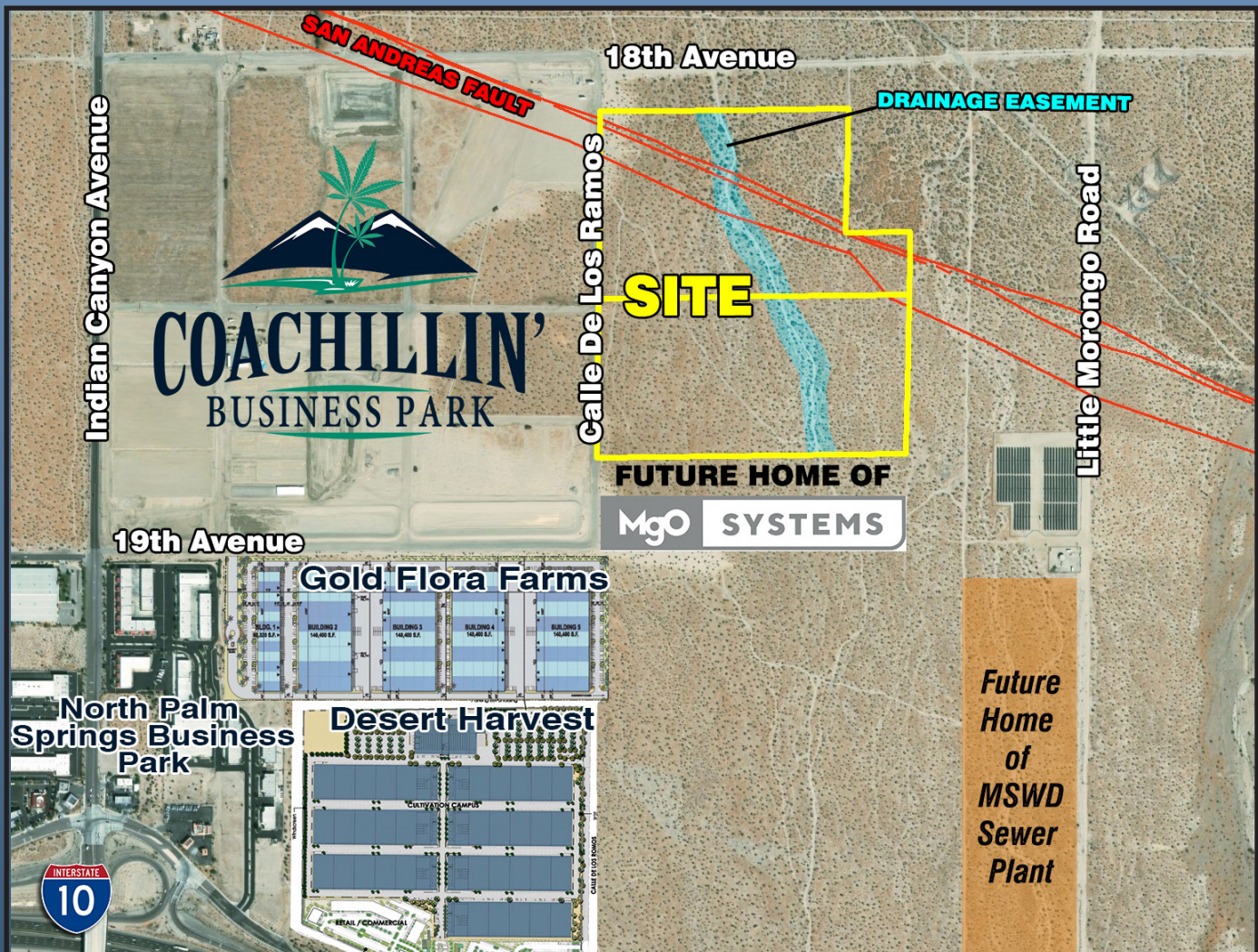
Rebecca Ramirez
(760) 333-7170
rebecca@dppllc.com
CalBRE License # 02050799

77-933 Las Montanas Rd. | Suite 101 | Palm Desert CA 92211
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Aerial

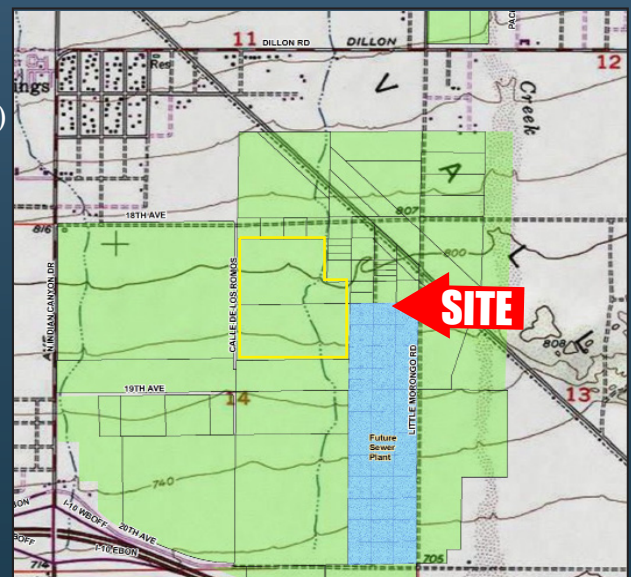
(65.14 acres East North Indian Canyon Dr., Desert Hot Springs)



Site Amenities

- ◆ **Location:** The property is located on the East side of Calle De Los Ramos, just south of 18th Avenue in the City of Desert Hot Springs.
- ◆ **Land Use Zoning:** I-L (Light Industrial)
- ◆ **APN/Parcel Size:** 666-350-008(32.94ac), 666-360-016 (32.20ac)
- ◆ **Utilities:** Water - 16" on Calle De Los Ramos; Electricity will be brought to the area by Spring of 2019. Sewer - Dry Sewer Line on 19th Ave.
- ◆ **Highest and Best Use:** Cannabis Cultivation and Extraction
- ◆ **Earthquake Fault Zone:** Yes
- ◆ **Multi Species:** No
- ◆ **Flood Zone:** Yes, 500 year zone
- ◆ **Topo:** Flat
- ◆ **Terms:** Cash; Provide Proof of Funds with Offer
- ◆ **Directions:** Call for Access - Security check-point at Coachillin' entrance. From I-10 traveling east exit Indian Canyon Dr. and take a left (north). Travel 1/4 mile to 19th Ave., turn right (east) Travel 1 mile to Calle De Los Ramos, take a left (north) on Calle De Los Ramos. Property is on the right.

Topo Map



77-933 Las Montanas Rd. | Suite 101 | Palm Desert CA 92211
 Phone 760-360-8200 | Fax 760-360-7580 | E-mail admin@dppllc.com