

MIRAGE POINTE BUSINESS PARK

ENTITLED 19 LOT BUSINESS PARK ON 19.31 AC

PRICE JUST REDUCED!



SEC 30TH AVE & RIO DEL SOL, THOUSAND PALMS, CA

FEATURES

- Approved Tentative Map 36108 for 19 lots expires April 2021, Final Map 90% Complete
- Industrial Space Vacancy at a Low of 4%
- Easy access to I-10 from Bob Hope Drive, 3/4 mile from I-10, and 1 mile from Rancho Mirage - continuous to Cathedral City
- New Ordinance Allows for Cannabis Related Business Activity
- Flexible Lot Sizes from 1-10 AC
- Low Cost Imperial Irrigation District Power

Asking Price: \$1,585,000 (\$1.88/SF)
 Reduced From: \$1,675,000 (\$1.99/SF)



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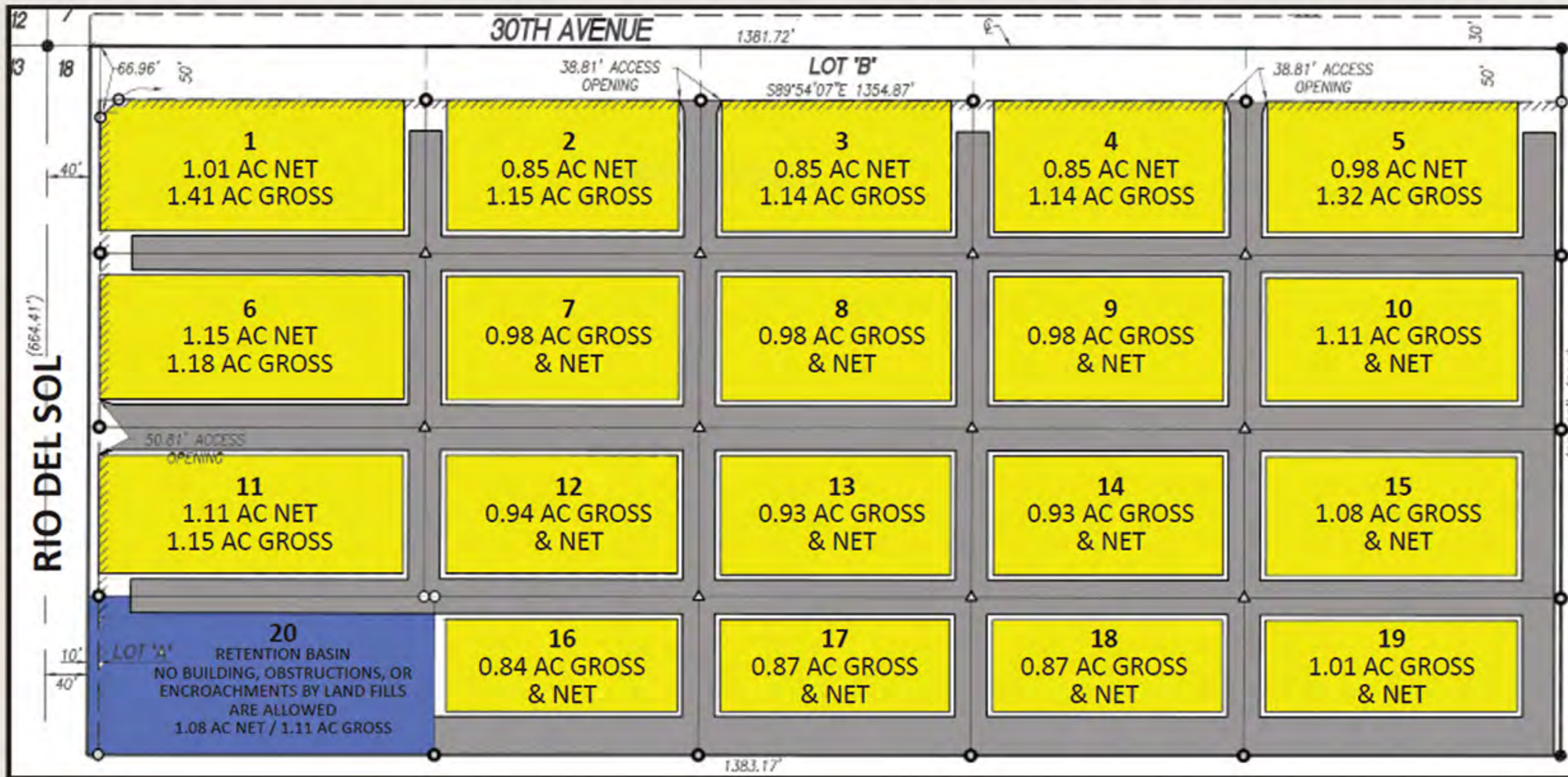


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APPROVED TENTATIVE TRACT MAP #36108



DEVELOPMENT INCENTIVES

- Industrial Development Bond Financing
- Capital Investment Incentive Program
- DIF (Development Impact Fees) Deferral or Financing
- Infrastructure Funding Program

For More Info:
<https://www.rivcoeda.org/Economic-Development>

SITE AMENITIES

- **Location:** The property is located at the SE corner of 30th Ave. & Rio Del Sol In Thousand Palms, CA. Just 3/4 mile from I-10.
- **Zoning:** M-SC (Manufacturing Service Commercial)
- **General Plan:** LI (Light Industrial)
- **Current Use:** Vacant Land
- **Parcel Size:** 19.31 AC (664'x1,381')
- **APN#:** 650-020-031
- **Conservation Area:** No
- **Utilities: Electric:** In street
- **Water:** 36" main line in the east side of Rio Del Sol at the SW corner of parcel
- **Sewer:** 15" main line in the west side of Rio Del Sol, ending just before the SW corner of parcel
- **Gas:** 4" PU line on Rio Del Sol, end at North Shore St. & 2" PU line on Pet Land Pl, east of Rio Del Sol.

- **Record of Survey:** Yes
- **Terms:** Cash
- **Comments:** Rare opportunity to develop Industrial parcels with services to the site in the center of the Coachella Valley. Riverside County Board of Supervisors approved Ordinance 348.4898 establishing the permitting process and regular on for commercial cannabis operations.

LAND USE AERIAL



STUDIES (DUE DILIGENCE PACKAGE AVAILABLE)

- Engineering Documents: Parcel Map No. 36108, Environmental Constraint Sheet, Erosion Control Plan, Site Grading Plan, Sewer Improvement Plan, Street Light Plan, Street Improvement Plan, Striping & Signage Plan, Water Improvement Plan, Landscape Plans
- North Cathedral City & Thousand Palms Stormwater Management Plan - rev. 4/14
- CVWD Domestic Water & Sanitation Agreement
- Environmental Phase 1 documents, including soils
- Stormwater Pollution Prevention Plan, 7/7/14
- Geotechnical Report
- Improvement Cost Estimates
- Drainage Report, 9/15/10
- County approved CC&R's
- Flood Control & Offsites
- Water Quality Management Plan, 7/7/14