



KOREK LAND COMPANY, INC.

**AAA
I-10 FREEWAY
VISIBILITY/ACCESS**

105± NET ACRES
CITY OF PALM SPRINGS, CA

LOCATION: South side of Interstate 10 at the Whitewater/Tipton Road exit in the Whitewater area of the City of Palm Springs, 92282. The Whitewater exit is the first full Palm Springs / Coachella Valley I-10 interchange coming from the west (Los Angeles). On/off ramps and visibility from both sides of I-10.

APN/SIZE: 516-110-001 = 89.4± acres (3,894,264± SF) 516-110-013 = 54.6± acres (2,378,811± SF).
TOTAL = 144± GROSS ACRES (6,273,075± SF) / 105± ACRES NET OF WHITEWATER RIVER FLOODPLAIN CONSERVATION AREA.

TOPO: Site is basically flat. **TRAFFIC:** 176,000+ vehicles per day.

ZONE: Parcel 001 = HC (Highway Commercial). Parcel 013 = O5 (Open Space). The HC zone is intended to provide for the development of a commercial district providing for the retail and service needs of freeway travelers.

GENERAL

PLAN: Desert (1 du/10 ac), Open Space – Water, and Wind Energy Overlay. [Click here](#) for 2014 General Plan Map. The City is in the process of updating their General Plan, see [Website](#) for details.

BUYER TO VERIFY THAT ZONING AND UTILITIES WILL SATISFY BUYER'S REQUIREMENTS.

UTILITIES: Electric - adjacent to site; Sewer – septic; Water – will require a well.

MISC: Potential uses include highway commercial/outlet center, big box retail center, truck stop. Excellent development opportunity for distribution/fulfillment center, hydroponic farming, wind farm and more!

PRICE: Asking \$4,200,000 (\$.95/SF). Priced right for an investor and a great bargain for a user.

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DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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