



BADDOUR & ASSOCIATES

COMMERCIAL REALTORS

1.80 Acres

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1401 N. Palm Canyon Drive
Suite 200
Palm Springs, CA 92262



Price: \$250,000

LOCATION: Lot 8 & 9 Pierson Blvd. Desert Hot Springs Just East of the main intersection in Desert Hot Springs, Close to the new redevelopment area of downtown Desert Hot Springs. Close to the Flamingo Resort. Hot water available in nearby properties, but has not been tested.

APN: 641-121-008 & 641-121-009 Riverside County

ZONING: Currently Low density Residential. However, because of the size of the lots and the street to street access it has been considered in the past for a church site or a park site. Also could be considered for multi-family housing with zone change.

WATER: Mission Springs Water District

ELECTRICITY: In Street, SCE

GAS: In Street, SCG

TERMS: Cash or Submit . Subject to Court Approval

COMMENTS: City of Desert Hot Springs poised for redevelopment in the area. Close to everything, Unique lots ready for development. Not a probate but sale needs approval from court. Previously listed in 2005 for \$750,000. Owners ready to liquidate.

The above information, while not guaranteed, has been obtained from sources deemed reliable and is subject to change without notice. Buyer must verify the information and bears all risks for any inaccuracies. 120108



Parcel Map

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