



KOREK LAND COMPANY, INC.

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

**98± COMMERCIAL ACRES
INTERSTATE 10 ADJACENT
PALM SPRINGS, CA**

LOCATION: South side of Interstate 10 at the Whitewater 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 = 94.33± acres (4,109,015± SF) 516-110-002 = 3.6± acres (156,816± SF).

TOPO: Site is basically flat.

ZONE: City of Palm Springs HC (Highway Commercial). The HC zone is intended to provide for the development of a commercial district providing for the retail and service needs of freeway travelers. Uses include: all uses allowed in Palm Springs C-1 and C-2 zone districts. Possible uses include: gas station/C-store, highway commercial/outlet center, big box retail center, restaurants, offices, truck stop, etc.

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

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

TRAFFIC: 168,000+ vehicles per day.

PRICE: Asking \$4,485,000 (\$45,719/acre). Priced right for an investor and a great bargain for a user.

CONTACT: Deanne Boubliis - CalDRE 00970999 at deanne.boubliis@korekland.com or (661) 755-5420.

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.

15230 BURBANK BLVD., SUITE 101 ❖ SHERMAN OAKS, CA 91411 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992