

9.21 ACRES OF VACANT LAND FOR SALE

Country Club Dr. / E. of Starlight Ln. / W. of Carter Ln., Bermuda Dunes, CA 92203



Highlights

- 9.21 Ac (401,186 SF)
- Comprised of 4 separate Lots
- Country Club Frontage
- Close Freeway Access
- Zoning: R-1-12000
- General Plan Amended to Light Industrial (Light Industrial will Require a Zone Change)
- Large Single Family Estate Allowed

Will Consider Selling
Parcels Separately

FOR SALE
\$2,400,000!
\$5.99/SF

**Baxley
Properties, Inc.**

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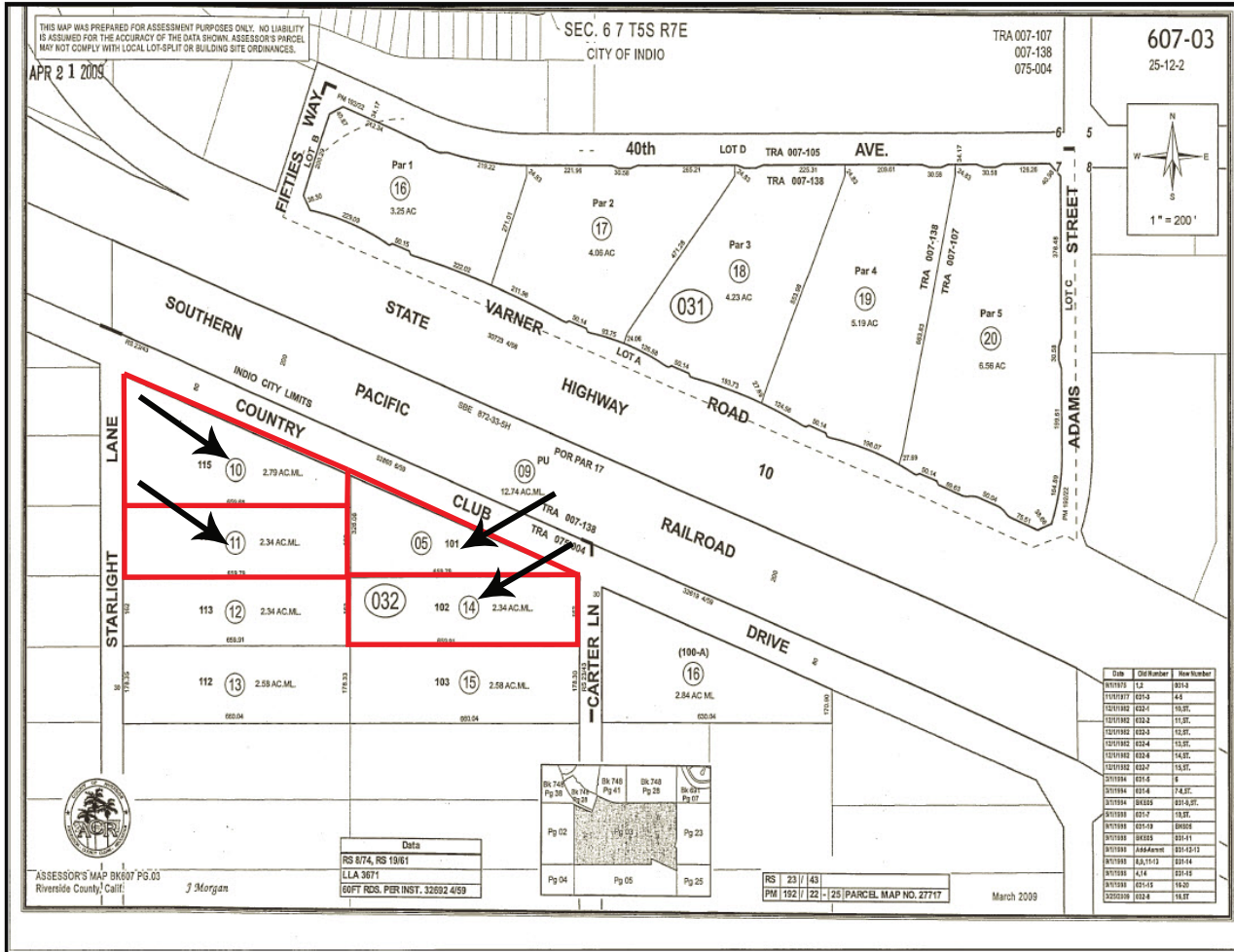
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Plat Map



APN(S)

- 607-032-005 (1.74 Ac - 75,794 SF)
- 607-032-010 (2.79 Ac - 121,532 SF)
- 607-032-011 (2.34 Ac - 101,930 SF)
- 607-032-014 (2.34 Ac - 101,930 SF)

Total = 9.21 Ac (401,186 SF)

9.21 acres of raw land fronting on Country Club Drive between Starlight and Carter contained within 4 separate lots. We will consider selling the lots separately. Current zoning is R-1-12000 which will allow a single family estate to be built on each lot, however the general plan has been amended on 3 of the 4 lots to light industrial. Any light industrial project will require a zone change. Airport commission zone is B-1 which allows for 25 people per acre. Myoma services the water, CVWD for sewer and IID for power.