

5.02 AC
PAISANO RD

5 ACRES RESIDENTIAL LAND
CAHUILLA HILLS, SOUTH PALM DESERT AREA

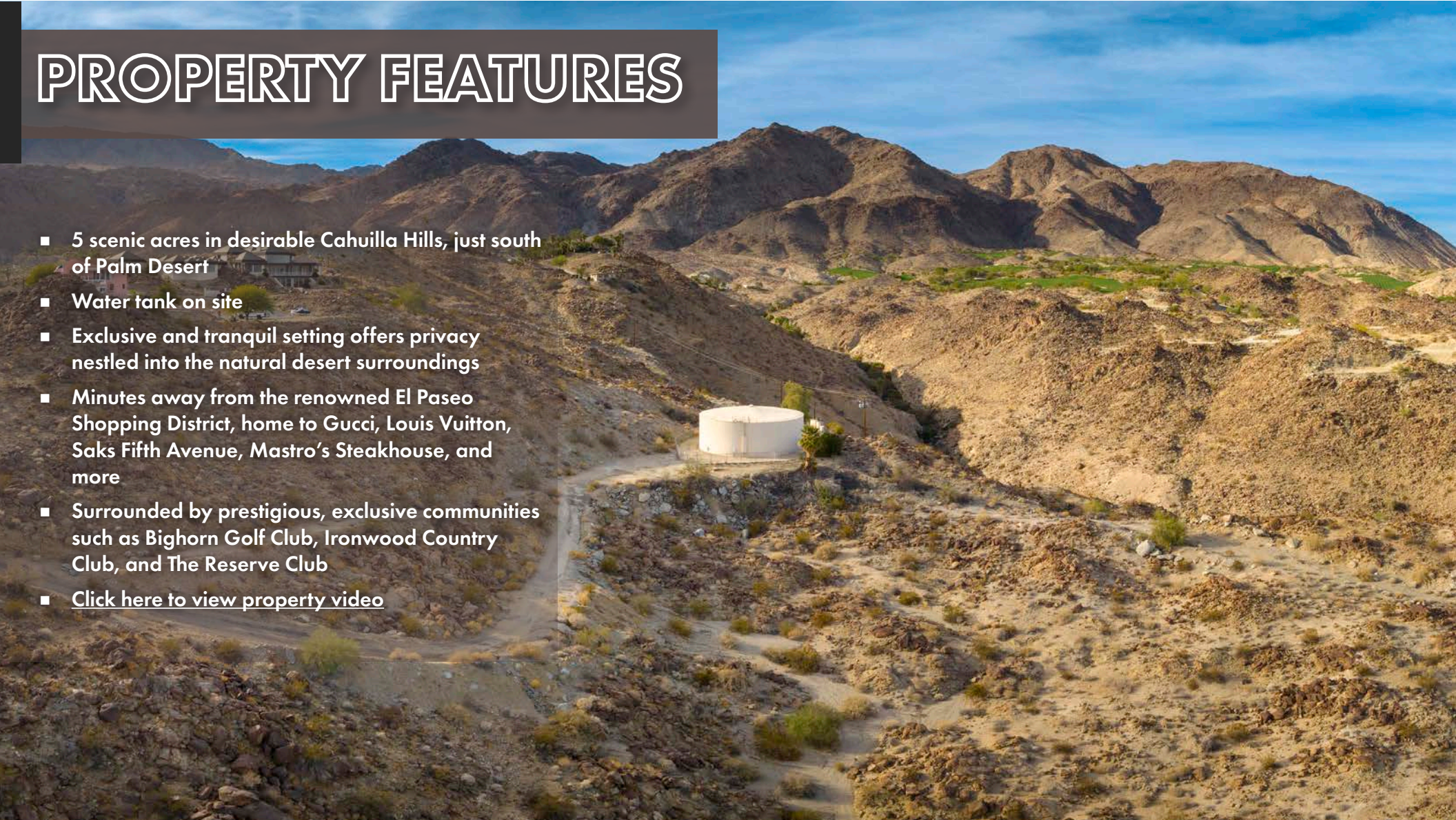

DESERT PACIFIC
PROPERTIES



PRICE: \$800,000

PROPERTY FEATURES

- 5 scenic acres in desirable Cahuilla Hills, just south of Palm Desert
- Water tank on site
- Exclusive and tranquil setting offers privacy nestled into the natural desert surroundings
- Minutes away from the renowned El Paseo Shopping District, home to Gucci, Louis Vuitton, Saks Fifth Avenue, Mastro's Steakhouse, and more
- Surrounded by prestigious, exclusive communities such as Bighorn Golf Club, Ironwood Country Club, and The Reserve Club
- [Click here to view property video](#)



SITE OUTLINE



SITE DETAILS:

- **Location:** The property is located east of Paisano Road and north of Chuckawalla Way in the unincorporated community of Cahuilla Hills, CA.
- **Zoning:** R-1-5 (One Family Dwellings)
- **General Plan:** RC-VLDR (Rural Community, Very Low Density Residential)
- **APN:** 628-360-010
- **Lot Size:** 5.02 AC
- **Utilities:**
 - Water: Water tank on site
 - 12" main line in Paisano Rd.
 - 12" main line to site
 - Sewer: No sewer in the area
 - Electric: TBD
- **Comments:** The property offers sweeping, unobstructed desert views, with expansive vistas stretching out to the valley floor and the surrounding mountains. The setting provides a serene and private atmosphere, perfect for enjoying stunning sunsets and the unique desert landscape.



LOCATION OVERVIEW

SOUTH PALM DESERT/ CAHUILLA HILLS

The Cahuilla Hills area of South Palm Desert is known for its rugged, scenic landscapes and proximity to both desert and mountainous terrain. This area is characterized by a mix of residential properties, particularly custom homes that take advantage of the stunning views of the Coachella Valley, nearby mountains, and the vast desert floor below. The Cahuilla Hills neighborhood is located at the base of the Santa Rosa Mountains, giving it a unique elevated vantage point. This residential area is fairly exclusive and tranquil, offering a sense of privacy, with a combination of homes nestled into the natural desert surroundings, blending in with the topography.

In addition to the natural beauty, the Cahuilla Hills area is close to the amenities and attractions of Palm Desert, such as shopping, dining, and entertainment, making it a desirable location for those seeking a balance of peaceful desert living with modern conveniences.



LOCATION OVERVIEW

COACHELLA VALLEY/ GREATER PALM SPRINGS

The ultimate Southern California destination, the Coachella Valley – also known as Greater Palm Springs – is famous for its year-round sunshine and idyllic quality of life. Powered by tourism and agriculture, this bright region is proving itself as a fertile ground for innovation in clean energy, technology, healthcare, arts, media, and entertainment. The region offers unparalleled quality of life, a ready workforce, and affordability. It is home to world-famous events such as Coachella and Stagecoach Music Festivals, BNP Paribas Open tennis tournament, and the new Acrisure Arena entertainment venue.



TOURISM 2022

- Economic Impact of Tourism - \$8.7 billion
- Total Visitors to Greater Palm Springs - 14.1 million
- Visitor Spending - \$7.1 billion
- Airport Travelers - 2.98 million
- Events include music & film festivals, golf/tennis tournaments, & concerts

EVENT ATTENDANCE

- Coachella Valley Music & Arts Festival - 750,000 over 6 days
- Stagecoach Music Festival - 255,000 over 3 days
- BNP Paribas Open - 330,794
- Palm Springs International Film Festival - 135,000
- Acrisure Arena - 120 events per year

BROKERS / AGENTS



SUSAN HARVEY
Broker/Owner
susan@dppllc.com
Cell 760-250-8992
DRE #00957590



CLAIRE HARVEY
Agent
clairekharvey@gmail.com
Cell 760-636-3501
DRE #02198860

DISCLOSURE

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Desert Pacific Properties and should not be made available to any other person or entity without the written consent of Broker. The Materials have been prepared to provide summary, unverified information to interested parties, and to establish only a preliminary level of interest in the subject property. Broker, as a Real Estate Licensee is not qualified to discuss or advise on legal, accounting, or other matters outside of those permitted by state law. Broker has not made any investigation, and makes no warranty or representation, with respect to the future projected financial performance of the property, the acreage, square footage or unit count of the property and improvements, the compliance or non-compliance with the City, County, State and/or Federal regulations, or the physical condition of the improvements thereon. The information contained in this brochure (also referred to as an Offering Memorandum) has been obtained from sources that we believe to be reliable, however, Broker has not verified, and will not verify, any of the information contained therein, nor has broker conducted an investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify all of the information set forth herein. All references to Broker include its officers, partners, agents, sub-agents, and employees. Buyer and the Seller of subject property acknowledges that Desert Pacific Properties, may act as an agent for both the Buyer and the Seller on the subject property. Any prospective Buyer or Seller acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers and Sellers.

Desert Pacific Properties
77933 Las Montanas Rd Suite 101
Palm Desert, CA 92211
DesertPacificProperties.com
DRE#01420416

