
5.05 AC
CHOLLA WAY
5 ACRES RESIDENTIAL LAND
CAHUILLA HILLS, SOUTH PALM DESERT AREA
DESERT PACIFIC
PROPERTIES



PROPERTY FEATURES

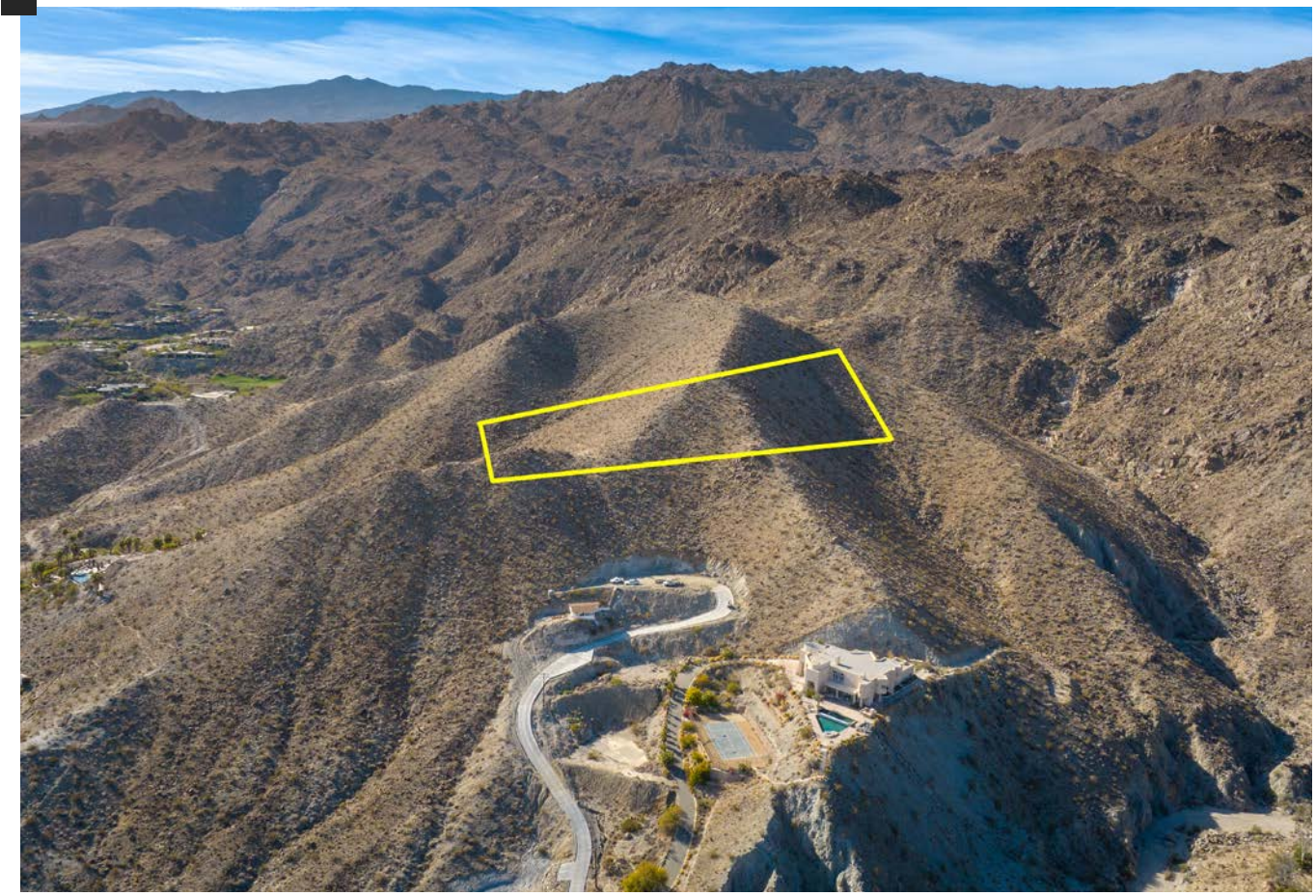
- 5 scenic acres in desirable Cahuilla Hills, just south of Palm Desert
- Stunning views of Bighorn Golf Club, the Santa Rosa Mountains, and the Valley floor below
- Exclusive and tranquil setting offers privacy nestled into the natural desert surroundings
- Minutes away from the renowned El Paseo Shopping 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 west of Cat Creek Road and south of Cholla Way in the unincorporated community of Cahuilla Hills, CA.
- **Zoning:** R-1-10 (One Family Dwellings)
- **General Plan:** RM (Rural Mountainous)
- **APN:** 628-380-001
- **Lot Size:** 5.05 AC
- **Utilities:**
  Water: 6" main line in Aerie Rd.
  6" main line in Cholla Way
  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.
- **Price:** Significant Price Reduction - $99,000
  Open to all offers





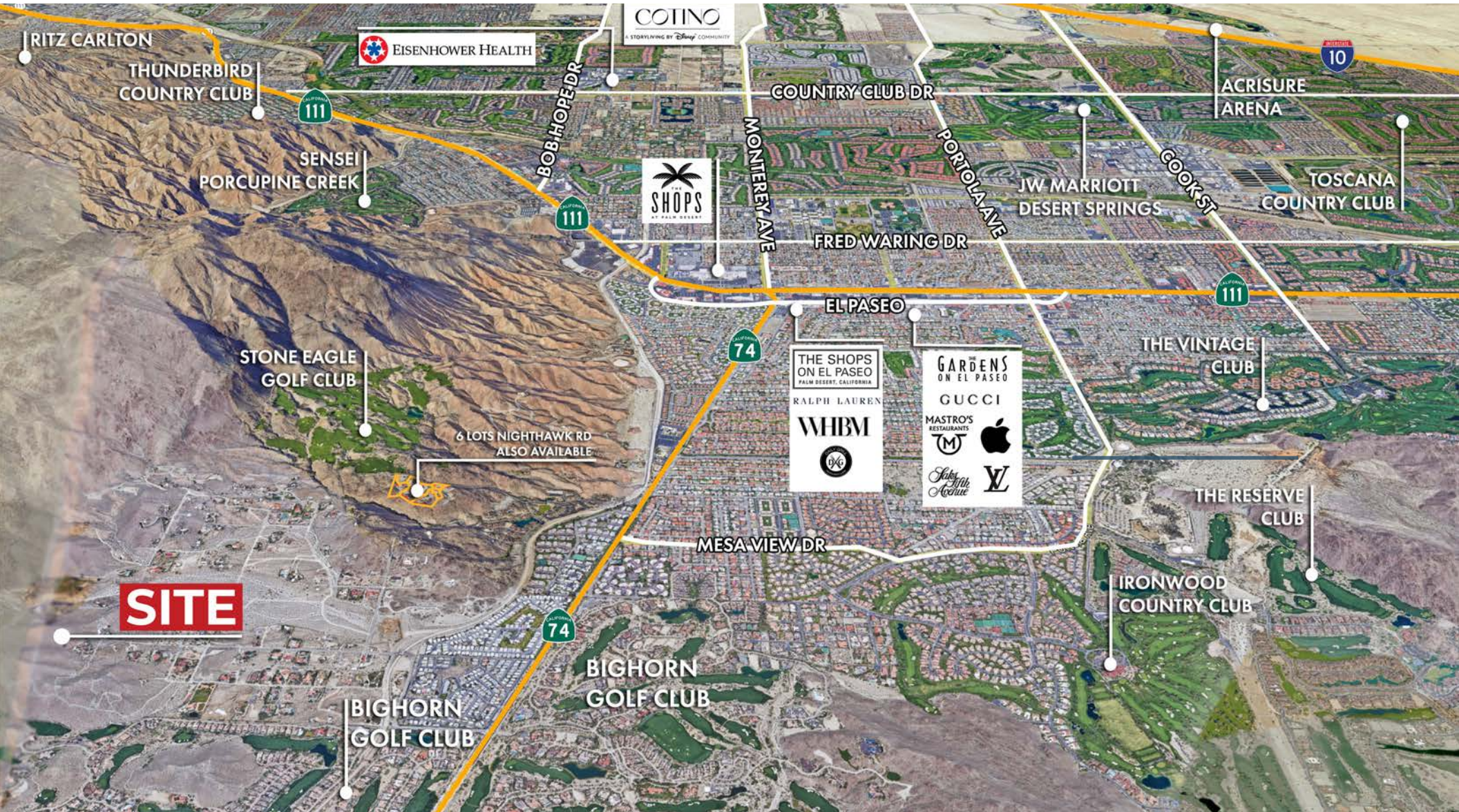


LOCATION OVERVIEW

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 ATTENDACE

- 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

CONTACTS & DISCLOSURE

DESERT PACIFIC PROPERTIES

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