



NIGHTHAWK ESTATES

SIX LUXURY ESTATE LOTS
NIGHTHAWK RD, SOUTH PALM DESERT AREA


Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

PROPERTY DESCRIPTION

Beautiful. Unparalleled. Otherworldly.

Nighthawk's limited collection of homesites is unlike any other.

Each lot is carefully situated to take full advantage of views, maximize privacy, and allow room for a multitude of luxurious amenities. Dictated by the land, the sites are interwoven between natural rock outcroppings and varying elevations.

Preserved open space envelops this exclusive community, with Stone Eagle's verdant fairways just moments to the north. From the thousands of lights that twinkle after sunset in the valley below, to dramatic vistas of the Santa Rosa and San Jacinto Mountains National Monument, Nighthawk presents a gorgeous backdrop for sophisticated living both day and night.

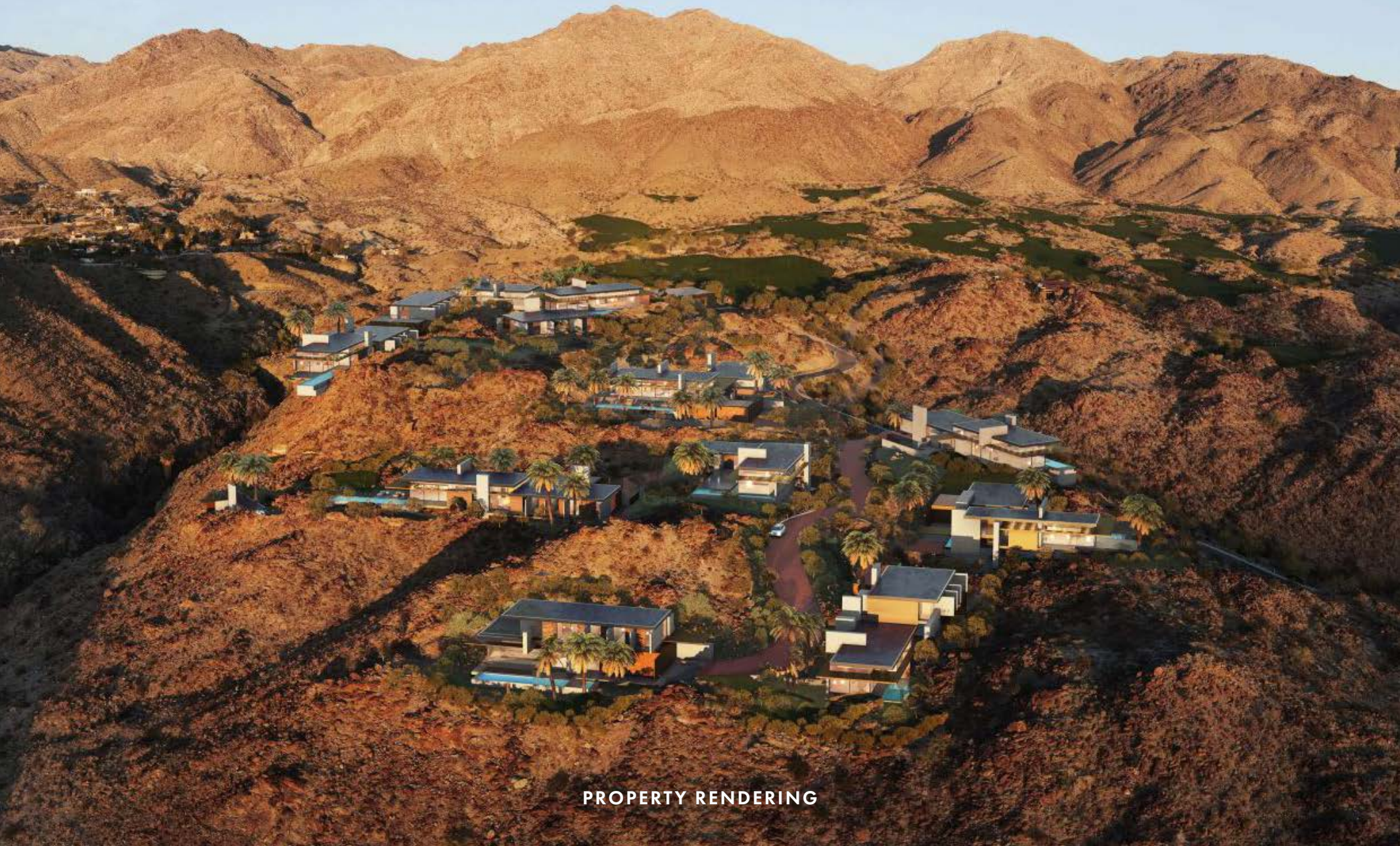
A private community within a private community, and protected by Stone Eagle's high-end gates and security detail, the Nighthawk homesites embody and enhance the raw features of the land and its unique lifestyle opportunities provided by the weather, culture, and geography of the Coachella Valley.

Welcome to Nighthawk, where a one-of-a-kind collection of homesites shares an other-worldly setting high in the majestic hills overlooking Palm Desert's prestigious southern valley.

nighthawkestates.com



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PROPERTY FEATURES

- A private enclave of luxury estate lots behind the gates of Stone Eagle ranging in size from 0.60 acre to 1.62 acres, all with unrivaled views
- The property is situated in Cahuilla Hills in the desirable south Palm Desert area, and is adjacent to the exclusive Stone Eagle Golf Club
- Each lot has been skillfully graded with all underground utilities to the site
- Minutes away from the renowned El Paseo Shopping District, home to Gucci, Louis Vuitton, Saks Fifth Avenue, Mastro's Steakhouse, and more
- Positioned amidst the scenic desert landscape, the property's secluded location offers optimum privacy and stellar mountain vistas
- Surrounded by prestigious, exclusive communities such as Bighorn Golf Club, Ironwood Country Club, and The Reserve Club



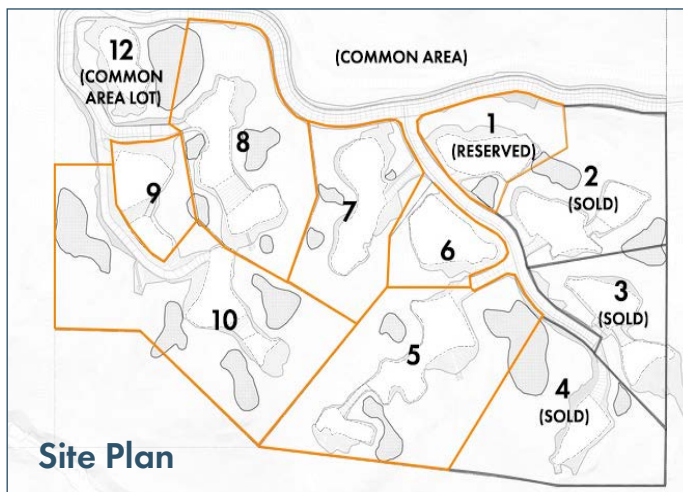
SITE OUTLINE



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SITE DETAILS:

- **Location:** Nighthawk Estates is located on the south side of Stone Eagle Drive just west of Highway 74 in the unincorporated community of Cahuilla Hills, CA.
- **Zoning:** R-1-1 (One Family Dwellings)
- **General Plan:** RC-VLDR (Rural Community, Very Low Density Residential)
- **Utilities:** Electric: To site
Water: 8" line to site
Sewer: 8" line to site
- **HOA Dues:** \$430/month
- **Comments:** This is an amazing opportunity to acquire a one-of-a-kind estate lot with unrivaled views behind the gates of Stone Eagle. This captivating setting will take you to a place where you can refresh, relax and leave your worries behind in a world that feels a million miles away from the hustle and bustle, yet is just a five minute drive to the fine dining and shopping of the acclaimed El Paseo Drive. Each lot has been artistically graded with all utilities underground to the site, designed to harmonize with nature and blend in seamlessly with the surroundings. The Santa Rosa Mountains form a unique enclave that offers privacy, beauty, and tranquility.



AVAILABLE LOTS

Lot No.	Parcel No.	Buildable Footprint	Pad Size	Lot Size	Price
1	628-350-049	7,516 SF	15,031 SF	26,712 SF (0.61 AC)	IN ESCROW
5	628-350-053	9,350 SF	12,601 SF	70,567 SF (1.62 AC)	\$1,700,000
6	628-350-054	5,325 SF	8,404 SF	26,136 SF (0.60 AC)	\$1,300,000
7	628-350-055	7,550 SF	15,100 SF	41,959 SF (0.96 AC)	\$1,600,000
8	628-350-056	9,940 SF	19,880 SF	61,750 SF (1.42 AC)	\$1,800,000
9	628-350-057	9,350 SF	18,700 SF	60,789 SF (1.40 AC)	\$1,300,000
10	628-350-058	6,350 SF	12,700 SF	59,677 SF (1.37 AC)	\$1,600,000

LOCATION OVERVIEW

SOUTH PALM DESERT/ CAHUILLA HILLS

Palm Desert's outstanding quality of life offers residents and visitors a wide array of recreational, educational, shopping, housing, and entertainment opportunities as well as arts and cultural activities and world-class events in a uniquely beautiful desert environment. This premier resort destination is a thriving, safe, and sustainable community ringed by three magnificent mountain ranges, which shelter the City from coastal air pollution and inclement weather. With 350 days of sunshine a year, Palm Desert is beautiful all year long.

The City of Palm Desert is home to the renowned El Paseo Shopping District, a tree-lined boulevard boasting public art pieces, upscale stores, boutiques, and restaurants. It is known as the "Rodeo Drive of the Desert" for its luxury departments stores and designer brands, such as Saks Fifth Avenue, Tiffany & Co, Louis Vuitton, Gucci, & Ralph Lauren to name a few.



LUXURY DEVELOPMENT HOME SALES IN THE AREA

DEVELOPMENT	AVG PRICE PSF
BIGHORN GOLF CLUB	\$1017/SF
MIRADA ESTATES	\$712/SF
THE RESERVE	\$814/SF
THUNDERBIRD HEIGHTS	\$761/SF
VINTAGE CLUB	\$722/SF

LOCATION OVERVIEW

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

CONTACTS & DISCLOSURE

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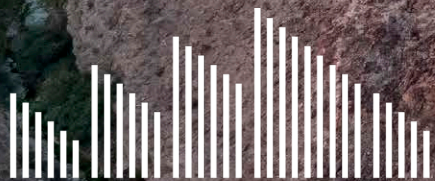


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