

40 ACRE SAND & GRAVEL PIT

VISTA MINE, THOUSAND PALMS



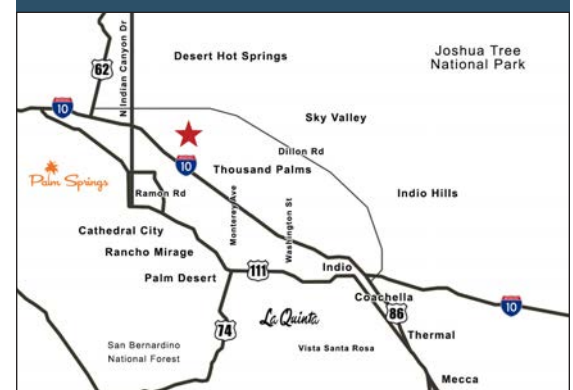
71500 VISTA CHINO, THOUSAND PALMS

FEATURES

- 40 acre sand and gravel pit with surface mining permit and reclamation plan good through December 2042
- Active and operational sand deposit
- Versatile zoning allows for a wide variety of commercial and industrial uses
- Equipment available for purchase separately
- Easy access to I-10
- Seller may consider seller financing

PRICE: \$2,000,000 (\$50,000/AC)

VICINITY MAP



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SITE AMENITIES

- **Location:** The property is located on Vista Chino just west of Rio Del Sol in Thousand Palms
- **APN:** 670-040-003
- **Parcel Size (According to County Assessor):** 40 AC
- **Zoning:** [M-S-C \(Manufacturing Service Commercial\)](#)
- **General Plan:** [LI \(Light Industrial\)](#)
- **Utilities:** Electric: To Site
Water: 8" Well (Currently not operable)
Sewer: TBD
- **CVMSHCP:** Not in
- **Fault Zone:** Not in
- **Flood Zone:** Partially in 500 year flood zone
- **Riverside County Surface Mining Permit #:** SMP00204
- **State Mine ID #:** 91-33-0095
- **Comments:** Vista Mine is located in a heavily industrialized area, but has easy freeway access and is conveniently located in the central Coachella Valley. It is fully permitted and operational with heavy equipment available for purchase separately.

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