

FOR SALE

Desert Terrace Way

Desert Terrace Way

Desert Hot Springs, CA 92240

\$75K

PRICE

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Executive Summary

Desert Terrace Way • Desert Hot Springs, CA 92240



PRICE

\$75,000



PRICE/ACRE

\$61,983



LOT SIZE

1.21

Off-market gem! This 1.21-acre (52,700 sq ft) infill parcel at Desert Terrace Way in Desert Hot Springs is zoned W2 and offers a rare opportunity to control a strategically located development site with strong potential to split into 4-5 lots. Surrounded by established development on all sides, the parcel features sandy, gravelly topography and immediate access via Desert Terrace Way with minimal entitlement risk.

Located just two miles from shopping, dining, planning services, and the new 635,000 sq ft Amazon cross-dock warehouse that brought over 2,000 new jobs to the area, this property provides excellent last-mile positioning for developers. The greater Palm Springs/Coachella Valley market supports solid short-term rental (Airbnb) potential with strong year-round demand from snowbirds, golfers, LA weekenders, and desert tourism. Well-managed properties in the area often achieve healthy occupancy and generate attractive returns.

A great investment property with flexible development upside in a growing desert community!

PROPERTY DATA

Zoning	W2
Lot Size (Acres)	1.21
Topography	Sandy, Gravelly,
Utilities	Public Access
Flood Zone	X
Access	Desert Terrace Way

Investment Highlights

Desert Terrace Way is a 1.21-acre land parcel located at Desert Terrace Way in Desert Hot Springs, CA, offering a prime development opportunity in one of the fastest-growing corridors of the Coachella Valley.

The Coachella Valley consists of nine cities — Palm Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, Indio, Coachella, and Desert Hot Springs — that together form a dynamic tourism hub. These cities benefit from robust year-round visitor spending and explosive seasonal peaks. Coachella and Stagecoach festivals alone drive over \$700 million in economic impact, while the broader valley tourism economy generates approximately \$8.7–9 billion annually, with short-term vacation rentals (including Airbnbs) contributing nearly \$907 million in direct spending.

Strategically located in Desert Hot Springs — known for its natural hot mineral springs and growth potential — this parcel benefits from strong demand for residential development and short-term rentals. Well-managed properties with pools and group-friendly layouts achieve solid occupancy and premium rates, especially during April festival weekends.

Key Metrics:

Asking Price: \$75,000

Price/Acre: \$61,983

Lot Size: 1.21 acres

This parcel provides an excellent entry into a market with reliable baseline demand from snowbirds, golfers, and weekenders, plus major upside from festival-driven spikes.

Asking Price	\$75,000
Price/Acre	\$61,983
Lot Size	1.21

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Desert Hot
Springs

33.9811°N, 116.5566°W

Market Overview



POPULATION
25,938

AREA
30.6 sq mi

ELEVATION
1,076 ft

COUNTY
Riverside County

STATE
California

Market Overview: Desert Hot Springs, CA

Desert Hot Springs is a city in Riverside County, California, United States. The city is located within the Coachella Valley geographic region. The population was 32,512 as of the 2020 census, up from 25,938 at the 2010 census. The city has experienced rapid growth since the 1970s when there were 2,700 residents. The city is commonly referred to by its initials, DHS.

It is named for its many natural hot springs. It is one of several places in the world with naturally occurring hot and cold mineral springs. More than 20 natural mineral spring lodgings can be found in town. Unlike hot springs with high sulfur content, the mineral springs in town are odorless.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	1,757	Population	31,081	Population	44,283
Median HH Income	\$79,477	Median HH Income	\$58,089	Median HH Income	\$56,077
Households	600	Households	10,616	Households	14,684

Source: ESRI / ArcGIS Business Analyst

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