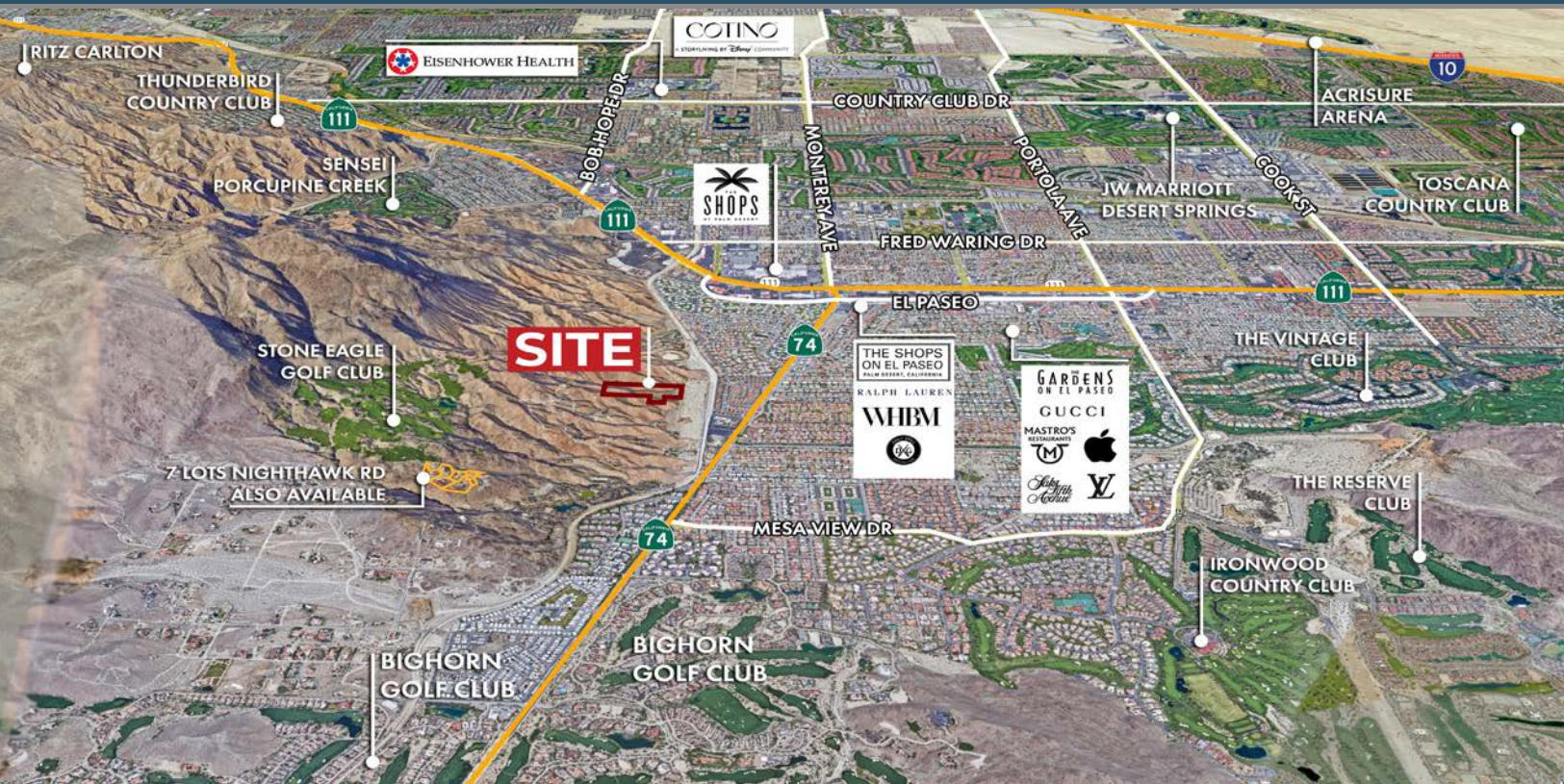


12 ACRE EXCLUSIVE ESTATE LOT OPPORTUNITY IN DESIRABLE SOUTH PALM DESERT



OFF HWY 74 & SOUTH CLIFF RD PALM DESERT, CA

FEATURES

- Located in desirable South Palm Desert, this 12-acre site is adjacent to Homme Adams Park with unparalleled views
- 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 stellar mountain vistas
- Nearby many prestigious, exclusive communities such as Bighorn Golf Club, Ironwood Country Club, and The Reserve Club



PRICE: \$499,999 (\$40,883/AC)

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE

10/13/26 JC



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EXCLUSIVE ESTATE LOT OPPORTUNITY IN DESIRABLE SOUTH PALM DESERT



SITE AMENITIES

- **Location:** Property is located north of South Cliff Road just west of Highway 74 in South Palm Desert, CA.
- **APN:** 628-030-006 (0.88 AC), 007 (5.17 AC), 008 (5.18 AC), 010 (1 AC)
- **Parcel Size (According to County Assessor's Information):** 12.23 AC
- **Zoning:** [Click here to view HPR \(Hillside Planned Residential\)](#)
- **General Plan:** [Click here to view Rural Neighborhood](#)
- **Utilities:**
Water: 6" main line in South Cliff Rd
8" line approx. 680 ft. south of the eastern border of property
Sewer: No sewer in the area; Closest line is at Edgehill Dr & Eagle Rd.
- **Comments:** With tranquil streets and iconic midcentury modern homes, South Palm Desert is a centrally located Palm Desert community with both seasonal and year-round residents. Home to the premier El Paseo Shopping District, residents are steps away from popular eateries, art galleries and local cafes.

PROPERTY PHOTO



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,099	27,719	63,797
Avg. HH Income	\$119,948	\$121,073	\$123,645
# of Households	1,618	13,316	30,942

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.