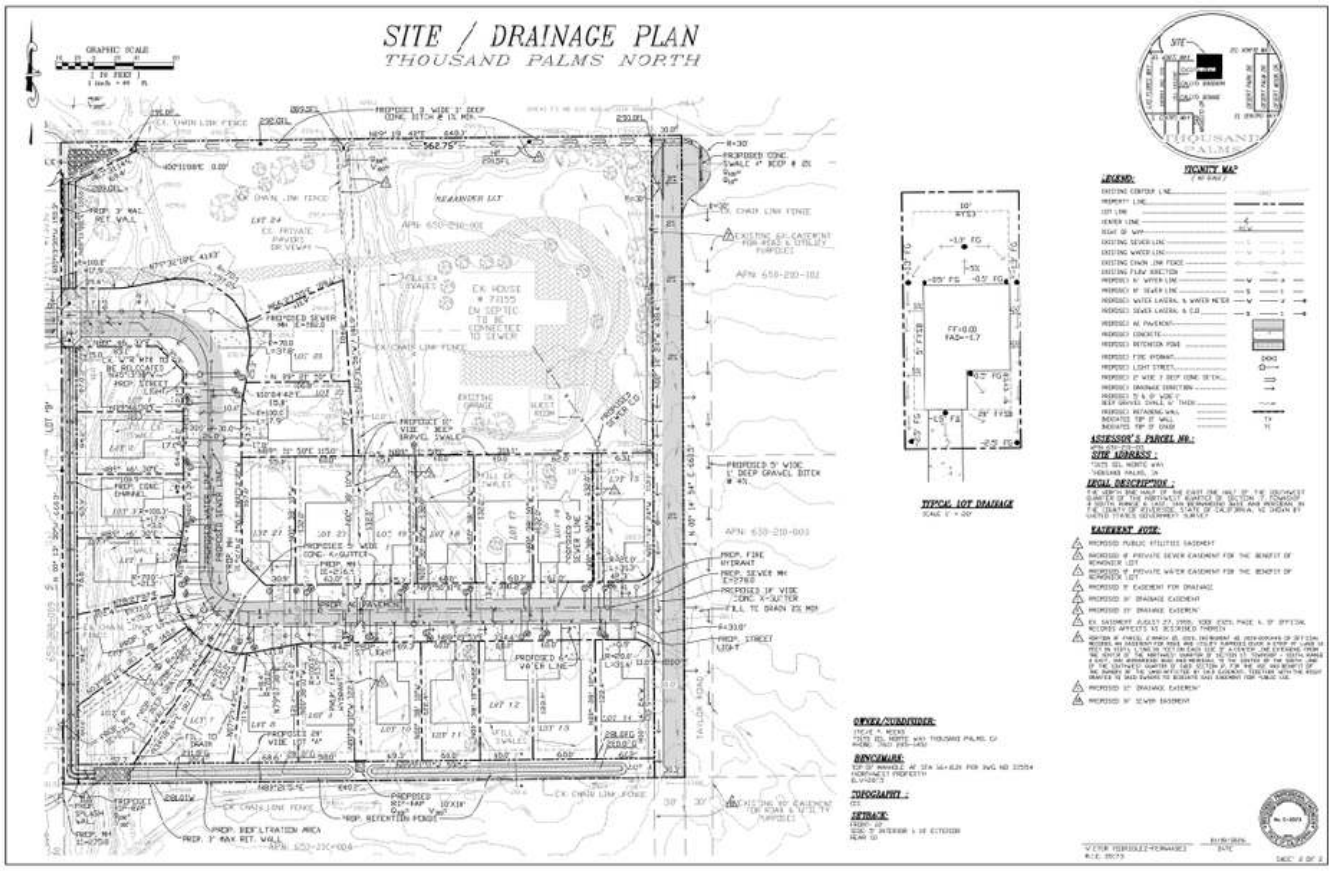
23-LOT RESIDENTIAL DEVELOPMENT OPPORTUNITY

DEL NORTE SUBDIVISION

73155 Del Norte Way • Thousand Palms, California 92273



TENTATIVE TRACT MAP NO. 39038 | PROPOSED 23-LOT SITE PLAN

$1,600,000	APPROX. 6.8	23	COMING SOON
OFFERING PRICE	GROSS ACRES	PROPOSED LOTS	AVAILABILITY



SITE OVERLAY



REGIONAL AERIAL VIEW



REGIONAL VIEW - RETAIL ACCESS

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DEVELOPMENT VISION

A MODERN DESERT COMMUNITY

Conceptual renderings illustrate the intended character and residential experience.



UPDATED SUBDIVISION CONCEPT | FIVE MODEL STYLES | REDUCED POOL COUNT



MODERN DESERT STREETSCAPE



CONNECTED NEIGHBORHOOD



LANDSCAPED RESIDENTIAL STREET

PROPERTY HIGHLIGHTS

Tentative Tract Map No. 39038 is undergoing Riverside County review. Substantial planning, civil engineering, drainage, utility concepts, environmental studies, and conceptual architectural work have been completed. The project is planned with private yards, sidewalks, street lighting, drought-conscious landscaping, coordinated utility corridors, and internal street circulation. The offering is intended to be sold with an approved tentative tract map, subject to final terms and verification.

KEY OFFERING NOTES

- 23 proposed single-family lots
- Approximately 6.8 acres
- Existing residence excluded
- Select-lot pool potential

Existing residence, related improvements, and designated remainder parcel are excluded. All plans and renderings are conceptual.



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REAL ESTATE & DEVELOPMENT OPPORTUNITIES

(442) 283-4886 | Poliresource@gmail.com

THE PROPERTY STORY

FROM DESERT LAND TO COMMUNITY

A carefully planned residential opportunity in the heart of the Coachella Valley.



THOUSAND PALMS LOCATION | COACHELLA VALLEY ACCESS

A THOUGHTFUL EVOLUTION

Del Norte began as a larger private property in Thousand Palms and is now being advanced as a residential subdivision designed around the character of its desert setting. Approximately 6.8 acres are proposed for the new community, while the existing residence, related improvements, and designated remainder parcel are excluded from the subdivision offering.

PROJECT SNAPSHOT

- 23 proposed residential lots
- Approximately 6.8 acres
- TTM No. 39038
- Riverside County review
- Single-family community vision

THE DEVELOPMENT VISION

The plan introduces 23 single-family residential lots organized around an internal street and circulation system. The concept pairs modern-desert architecture with private yards, pedestrian connections, coordinated utilities, street lighting, drought-conscious landscaping, and optional outdoor-living features on selected lots. The goal is a cohesive neighborhood that feels established, livable, and appropriate for the Coachella Valley.

THE ENTITLEMENT JOURNEY

Tentative Tract Map No. 39038 is currently in the Riverside County review process. Planning, civil engineering, drainage, water-quality, environmental, biological, traffic, air-quality, noise, cultural-resource, and geotechnical work has been assembled to support the County review. Following tentative map approval, the project would advance through conditions of approval, final engineering, improvement plans, utility coordination, final-map recordation, grading, and construction.

ADVANCED PLANNING

A substantial body of technical and environmental work supports the entitlement process.

BUILDER OPPORTUNITY

A homebuilder can acquire a planned community rather than begin with unstudied raw land.

CONNECTED LOCATION

Convenient access to I-10, regional employment, retail, recreation, and entertainment.

DUE DILIGENCE AND ENTITLEMENT SUPPORT

PROJECT REPORTS & STUDIES

The following documents have been identified within the project file and represent a broad technical foundation for the TTM review. The summaries below describe each document's general purpose; specific conclusions, agency acceptance, and remaining conditions should be confirmed through document review and Riverside County correspondence.

CULTURAL RESOURCES SURVEY

Reviews archaeological, historic, and tribal cultural-resource considerations and identifies potential compliance or mitigation needs.

PRELIMINARY DRAINAGE STUDY

Analyzes existing and proposed runoff, stormwater conveyance, retention, and drainage-system sizing.

AIR QUALITY, GHG & ENERGY

Evaluates construction and operational emissions, greenhouse gases, energy use, and consistency with applicable thresholds.

PRELIMINARY GEOTECHNICAL REPORT

Evaluates soils, geology, foundation conditions, grading considerations, and preliminary construction recommendations.

BIOLOGICAL REPORT

Assesses habitat, plants, wildlife, sensitive species, and potential conservation or mitigation requirements.

PRELIMINARY WQMP

Provides the project's preliminary Water Quality Management Plan, including treatment, source-control, and stormwater measures.

ENVIRONMENTAL JUSTICE CHECKLIST

Screens whether project effects could disproportionately affect disadvantaged or sensitive communities.

SITE PLAN / DEVELOPMENT PLAN

Illustrates the proposed lots, streets, access, grading relationships, utilities, drainage, and remainder parcel.

NOISE REVIEW LETTER

Evaluates temporary construction noise and long-term traffic or residential noise against applicable standards.

TRIP GENERATION & VMT MEMO

Estimates vehicle trips and evaluates Vehicle Miles Traveled screening or analysis requirements.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Reviews historical uses, records, site conditions, and potential recognized environmental conditions affecting the property.

DRAFT INITIAL STUDY

Organizes the CEQA environmental review, evaluates potential impacts, and supports determination of the appropriate CEQA pathway.

A SUBSTANTIAL DUE-DILIGENCE PACKAGE

Together, these materials help a buyer evaluate entitlement status, site constraints, improvement requirements, and next steps.