

PALM SPRINGS UNIFIED SCHOOL DISTRICT EXCESS LAND

206 Approved Lots | Rancho Mirage Sphere, CA

THE
HOFFMAN
COMPANY

35 years leading the land
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PROPERTY DETAILS

SELLER	Palm Springs Unified School District
LOCATION	Rancho Mirage Sphere of Influence, County of Riverside, CA
PROPERTY SIZE	80 Acres
LOT COUNT	206 Single Family Lots
CURRENT ENTITLEMENTS	Approved Tentative Map (TTM #32463)
MINIMUM LOT SIZE	P1 (9,000 to 10,667 SF) P2 (10,344 to 12,667 SF)
ZONING	R-1 (Residential Single Family Detached)
SITE CONDITION	Un-improved on-sites. Rattler Road recently built adjacent to property.
RFP OFFER DUE DATE	Friday April 24, 2015 at 5:00pm
BID PACKAGE	Request from Broker
TERMS AVAILABLE	All Cash. Longer escrow period may available depending on price.

Note: All instructions and dates subject to change.

BROKER CONTACT

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SITE TOURS

Please contact broker to schedule private showing on these days:

March 26, 2015	Thursday	10am - 3pm
April 3, 2015	Friday	10am - 3pm
April 8, 2015	Wednesday	10am - 3pm
April 21, 2015	Tuesday	10am - 3pm

PROPERTY OVERVIEW

The Hoffman Company is pleased to exclusively present this excess land opportunity by the Palm Springs Unified School District. The subject property is adjacent to the city of Rancho Mirage boundaries on two sides and is anticipated on being annexed in the future. The previous owner (SunCal Companies) entitled 206 Single Family Lots and achieved tentative map approval in 2010. The subject property is also located across from the new state-of-the-art Rancho Mirage High School campus. Along with construction of the High School, the school district built Rattler Road, utilities, and stop lights to the immediate area and along the subject property line. The 206 lots represents one of the few remaining residential fee land opportunities with an approved map of this size in the Rancho Mirage area. The subject property is situated with easy access from I-10 via the Bob Hope Drive/Ramon Road exit interchange with an impressive window passing the Agua Caliente Resort. A primary goal of Tentative Tract Map 32463 and it's design was to create a "sense of place" and as such be responsive to the desires of both the County Guidelines and City's goals. Enhanced entries address the community upon arrival with landscaped open spaces extending into the community. All streets lead to the community's central open space, a 3.3 acre central park/ retention feature in the middle of the community which provides a community gathering area. The subject property is also near the Westin Mission Hills Golf Resort & Spa with 36 holes open to the public at reasonable rates year round.

RANCHO MIRAGE OVERVIEW

Rancho Mirage is known as one of the most affluent cities in Riverside County with an average household income of \$131,718. Some of America's finest golf courses, most exclusive residential communities, and international events such as the annual Kraft Nabisco Championship are found here. Many famous people have made Rancho Mirage their home including President Ford upon his retirement from the U.S. Presidency. Sunnylands, Thunderbird Country Club, and Porcupine Ranch (all located in Rancho Mirage) have been frequented by President Obama for important meetings with world leaders. Home to the Valley's premium resorts, Rancho Mirage lodging properties recently collectively invested over \$900 million in renovations and reconstructions. The Agua Caliente Casino Resort Spa is the Valley's only regional skyscraper property with 24-hour gaming. The Ritz-Carlton Rancho Mirage opened early 2014 after undergoing a major \$60 million renovation and is the only Five-Star lodging property in the region. Rancho Mirage promises the seasoned traveler and the discriminating resident the perfect combination of luxury, value and access to some of North America's finest golf, spa and dining opportunities right in the Heart of the Palm Springs Valley.

Disclaimer: Seller and Broker make no reps and warranties that any property or market information disclosed is accurate. Buyer to verify.

RFP PACKAGE & DOCUMENTS



Nearby Mission Hills Golf Course



Adjacent Rancho Mirage High School