

111 ACRES RESIDENTIAL LAND

SKY HARBOR AREA | YUCCA VALLEY, CA

NEAR JOSHUA TREE NATIONAL PARK



AI - generated aerial image
Accuracy not guaranteed.

INDIO AVENUE & SANTA BARBARA DR, YUCCA VALLEY, CA

FEATURES

- 111 acres residential land in Yucca Valley
- Easy access to Twentynine Palms Highway, the main arterial roadway in the Town of Yucca Valley
- Yucca Valley is the gateway to Joshua Tree National Park and the economic hub of the Morongo basin
- 30 miles to Palm Springs
- Located just 10 miles from the entrance to Joshua Tree National Park, which welcomed nearly 3 million visitors in 2024

PRICE: \$2,110,900 (\$19,000/AC)



3/19/25 JC



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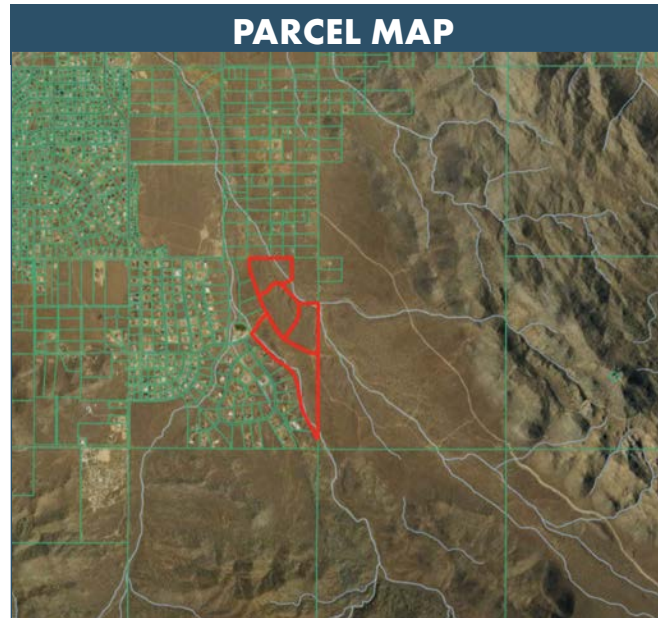


Directions: TBD

SITE AMENITIES

- **Location:** Property is located on the east side of Indio Avenue south of Santa Barbara Drive in Yucca Valley, CA
- **Zoning:** R-L-5 ([Rural Living, 5 ac minimum lot size](#))
- **General Plan:** RL-5 ([Rural Living, 5 ac minimum lot size](#))
- **Parcel Size (According to County Assessor):** 111.1 acres
- **APNs/Parcel Size:** 0589-051-11 (46.2 AC), 14 (20.29 AC), 15 (23.51 AC), 17 (21.06 AC)
- **Utilities:**
 - Hi-Desert Water District
 - Southern California Edison
 - Septic to be installed by Buyer
- **Flood Zone/FEMA Report:** 0.2% and 1% annual flood hazard zones. Future flood hazard considerations. Increased and reduced flood risks due to levees. Presence of regulatory floodways, wetlands, and special floodways.
- **Conservation Area:** The subject property borders the California Desert Land Conservancy and the Joshua Tree National Forest.
- **Earthquake Fault Zone:** Subject Property is near or within areas of geologic and seismic conditions. Buyer to verify.
- **Terms:** Cash

PARCEL MAP



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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.