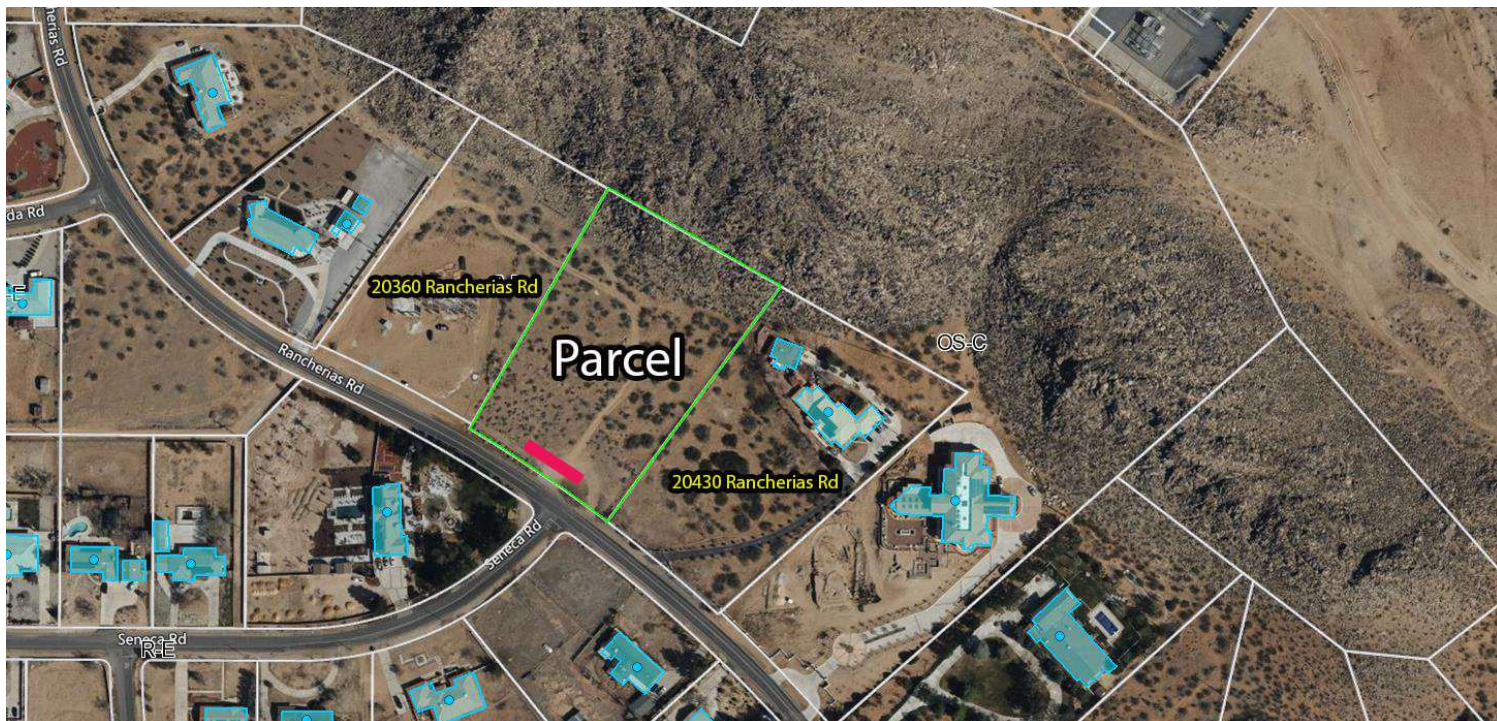


LUXURY ESTATE LOT SITUATED AGAINST SERENE MOUNTAIN VIEWS

## 2.69 ACRES RANCHERIAS ROAD

Rancherias Road, Apple Valley, CA 92307



### ECONOMIC DATA

**SALE PRICE:** \$199,000

### PROPERTY INFORMATION

**COUNTY:** San Bernardino  
**MARKET:** Inland Empire North  
**SUBMARKET:** High Desert

### PROPERTY OVERVIEW

Discover the perfect canvas for your dream home! This 2.69-acre vacant lot is located in one of the region's most desirable neighborhoods, surrounded by luxury home estates and situated against a backdrop of breathtaking mountain views. With utilities to the site, this property is ready for development. Opportunities like this are rare—secure your piece of land in an exclusive estate community. Whether you're looking to build your forever home or invest in a prime piece of real estate, this property delivers both value and beauty.

### PROPERTY HIGHLIGHTS

- Situated against mountain views offering a serene, picturesque setting
- Prestigious neighborhood with estate-style custom homes
- Utilities to site – ready for your builder
- Expansive 2.5 acres with endless design possibilities
- Conveniently located near shopping, dining, and freeway access, while still offering privacy and tranquility

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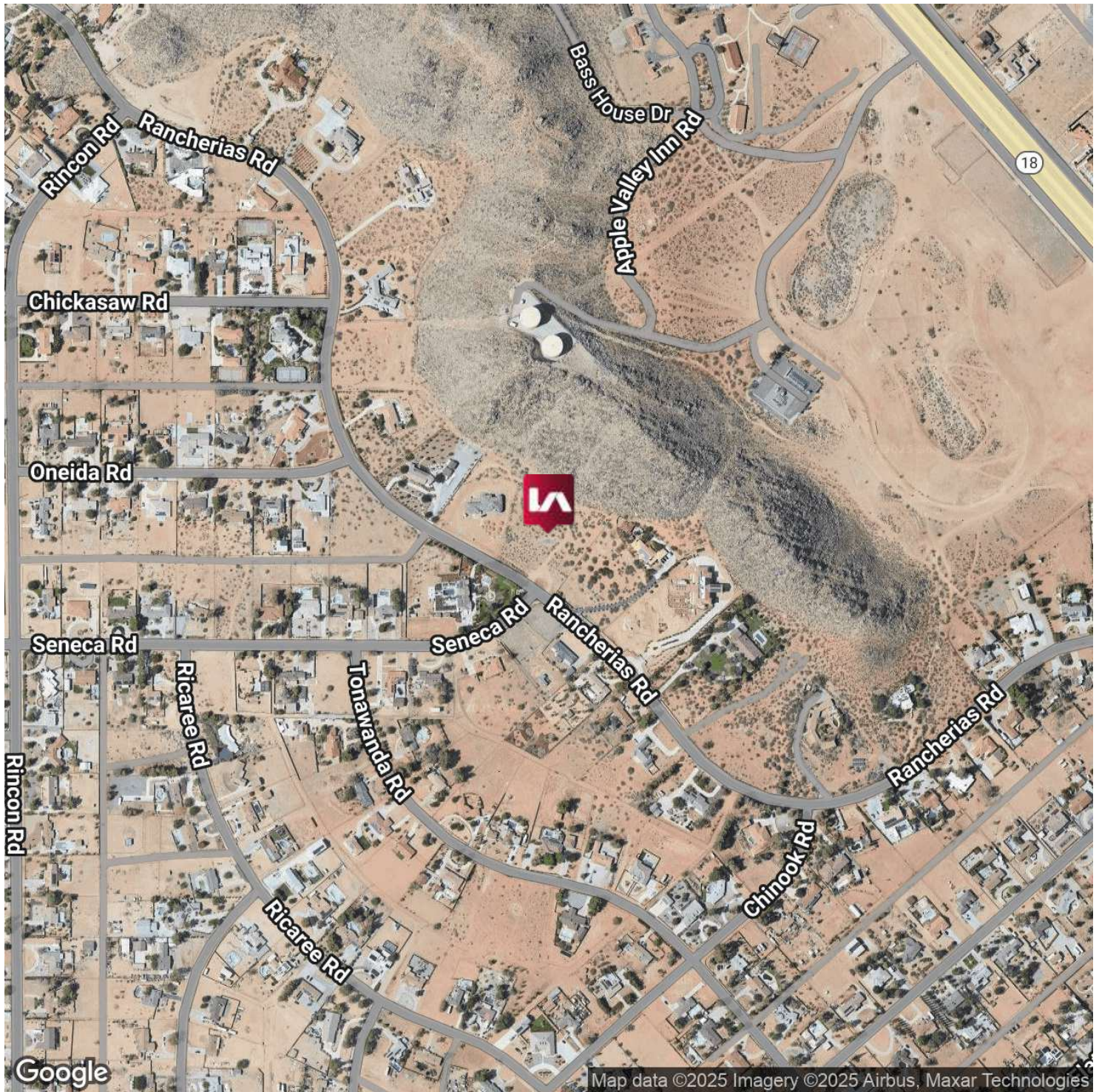


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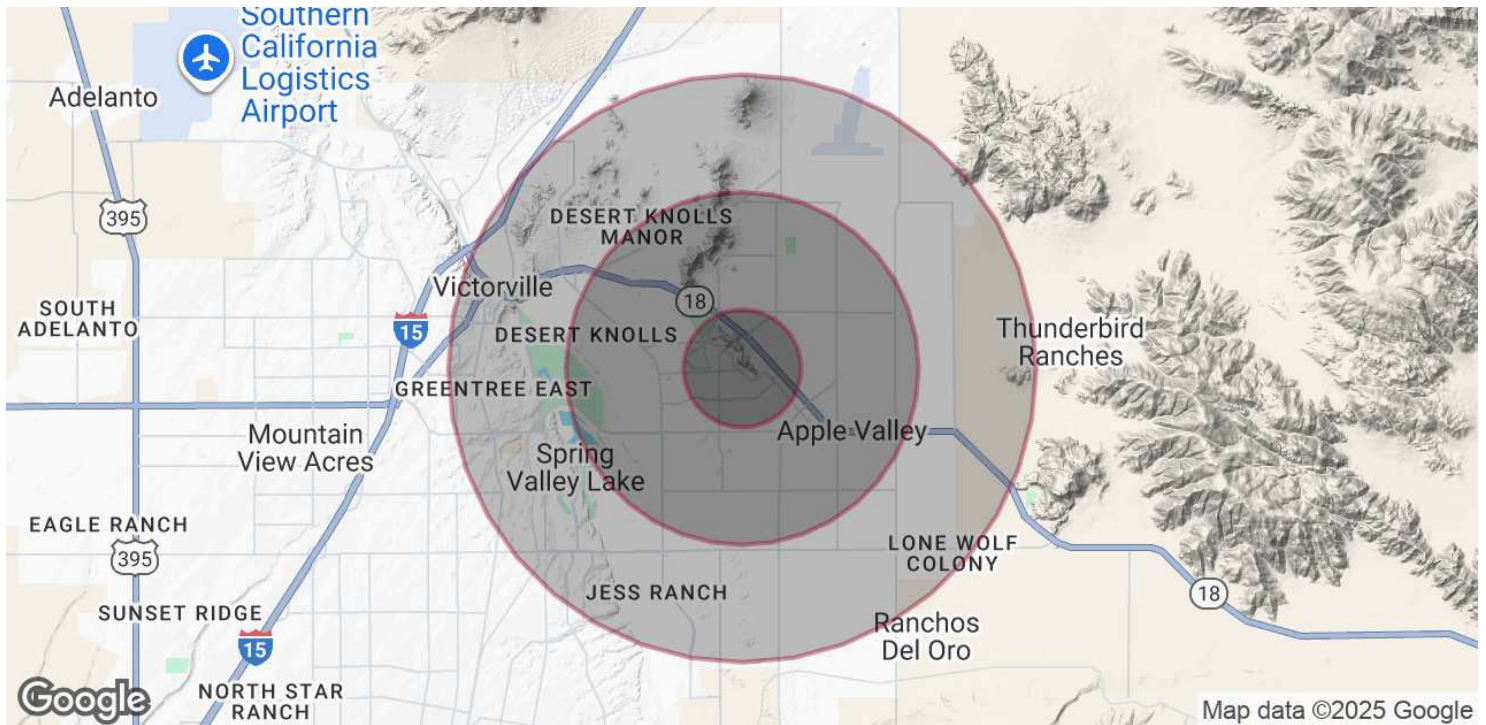
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,612	49,525	108,480
Average Age	41	39	40
Average Age (Male)	40	38	39
Average Age (Female)	42	40	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,451	16,134	36,695
# of Persons per HH	3.2	3.1	3
Average HH Income	\$118,812	\$100,970	\$93,192
Average House Value	\$540,427	\$482,129	\$455,257

Demographics data derived from AlphaMap

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