



±478 ACRES | JOSHUA TREE, CA - SUNFAIR AREA

PANORAMIC VIEWS | IMMEDIATELY ADJACENT/INCLUDES PART OF FOOTHILLS WITH BOULDERS

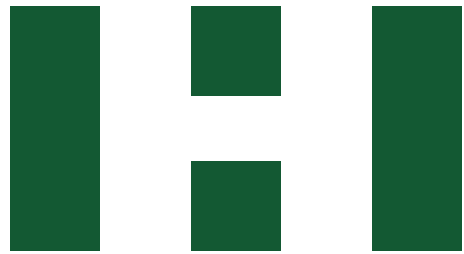
Two Water Wells & Electric Available

**BUYER TO VERIFY
AND DO THEIR OWN DUE DILIGENCE**



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1

PROPERTY OVERVIEW

Site Detail: Opportunity Description

Likely the largest available piece of land in the greater Joshua Tree area, this gem truly deserves a buyer with amazing vision and the desire to invest in a key position within this market. The site's northwest edge includes part of the foothills which are freckled with boulders that any housing enclave, resort or compound would highlight as a key feature. To the southeast, the site enjoys vast, panoramic views of the Mojave Valley as it is perched high above the highway. A buyer could explore various uses that the zoning (residential) allows, or perhaps explore the possibility of the necessary permits to build a hospitality-oriented or similar use.

Zoning: RL-5 (Min 5 Ac Per D.U.) for ±320 Acres and RL (Min 2.5 Ac Per D.U.) for ±158 Acres

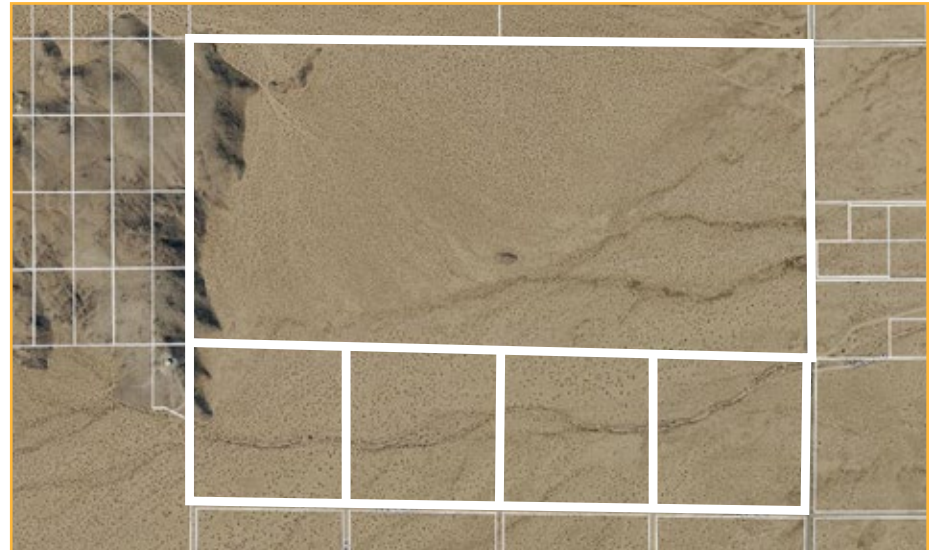
Close To Joshua Tree Music Festival Site, Dry Lake Bed, Noah Purifoy Musuem;
15 Mins To Joshua Tree Village + 15 Mins to Downtown 29 Palms

APN	ACRES
0606-381-07-0000	320
0606-051-01-0000	40.28
0606-061-01-0000	39.49
0606-071-01-0000	39.31
0606-081-01-0000	39.47
Averages	±478.55



SUNFAIR CORRIDOR

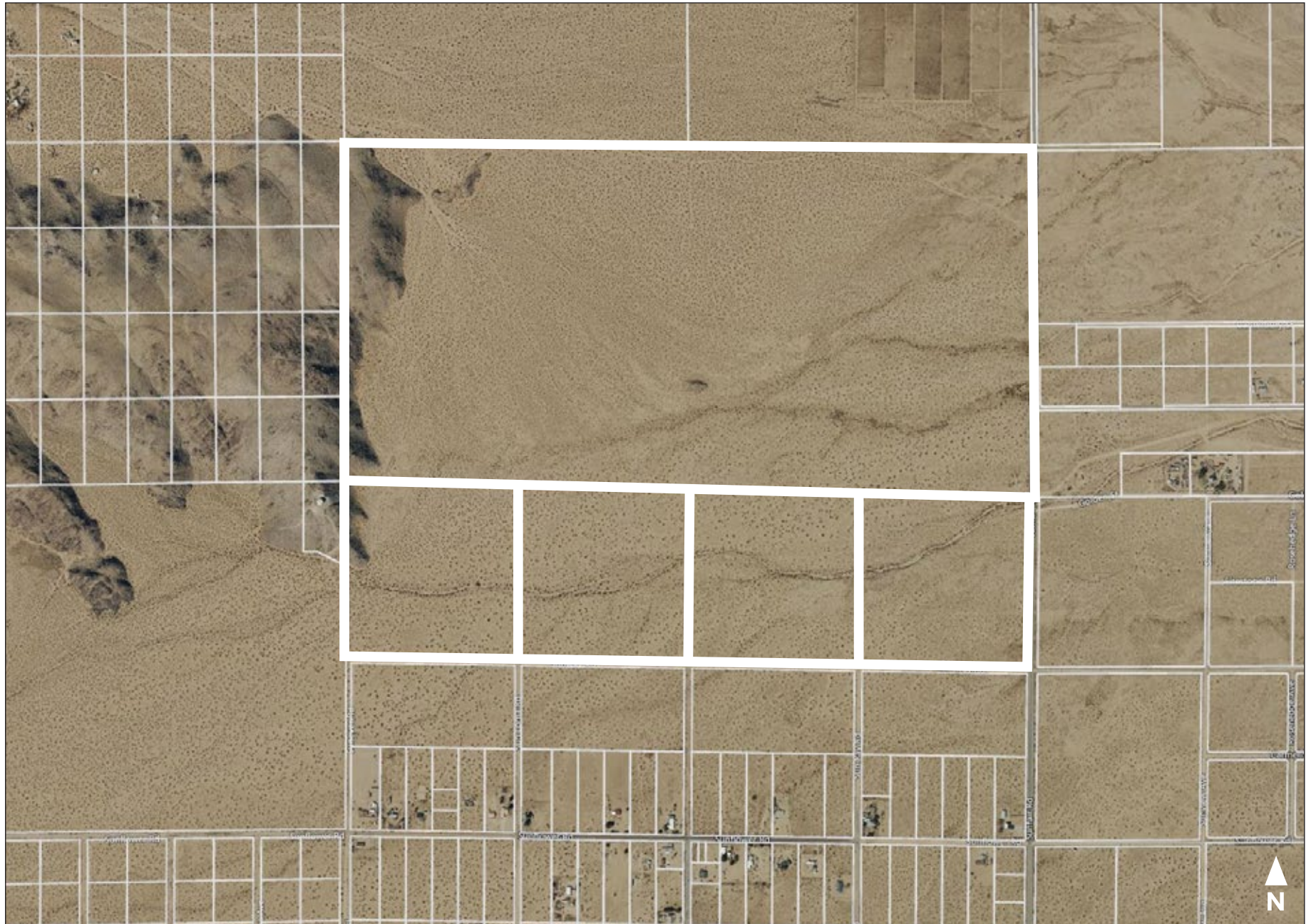
ASKING PRICE: \$2,900,000



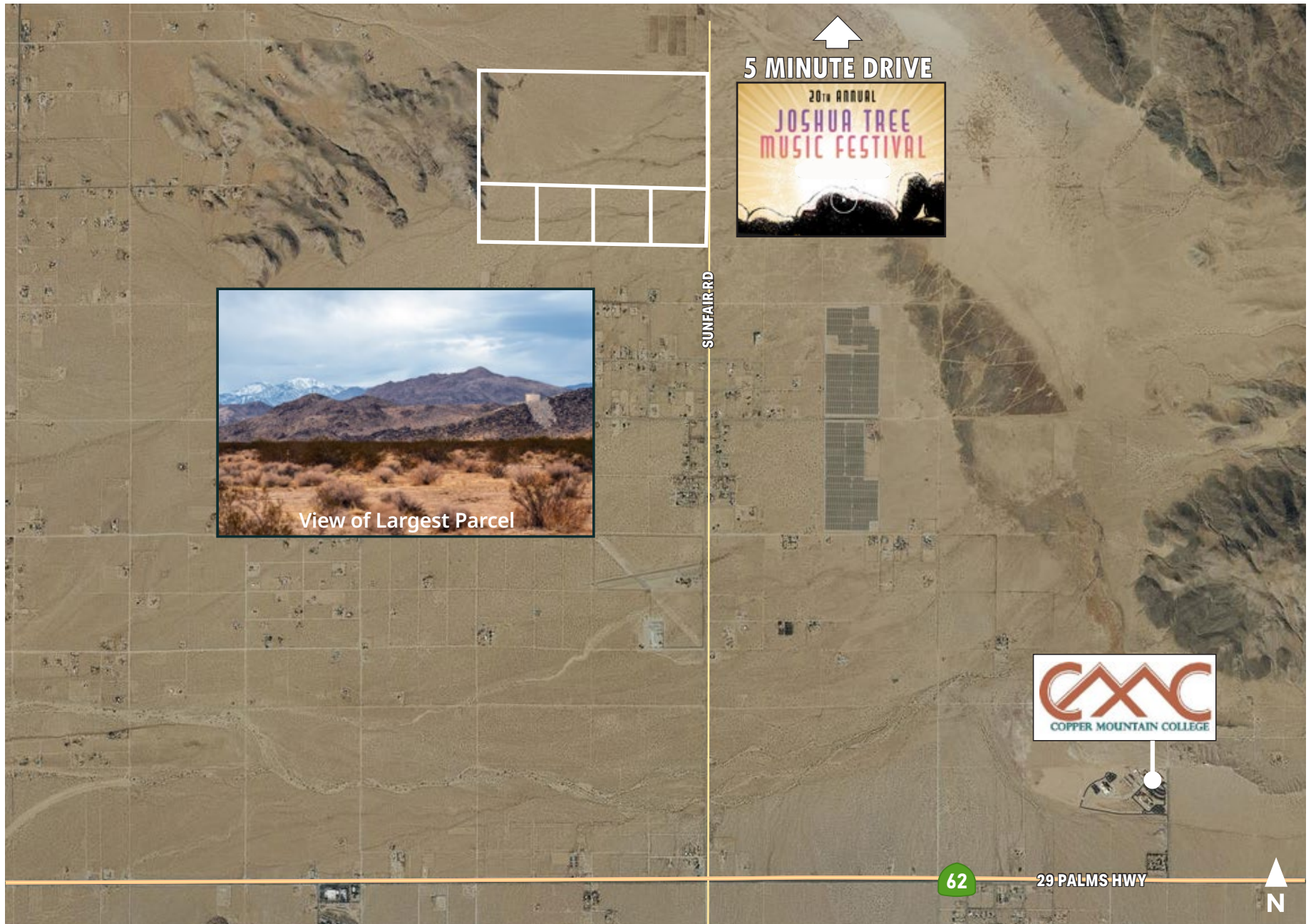
This ±478 acre assemblage has access to two water wells and electricity (**Buyer To Verify**).



Close-Up Aerial | APN's: 0606-051-01-0000, 0606-061-01-0000, 0606-071-01-0000, 0606-081-01-0000, 0606-381-07-0000



Proximity To Highway 62



Property Photos



Facing Southwest – Joshua Tree Village In The Distance



Facing East



Facing West | Water Tank In Background



Facing West Zoomed-Out – Mt. San Gorgonio In The Distance

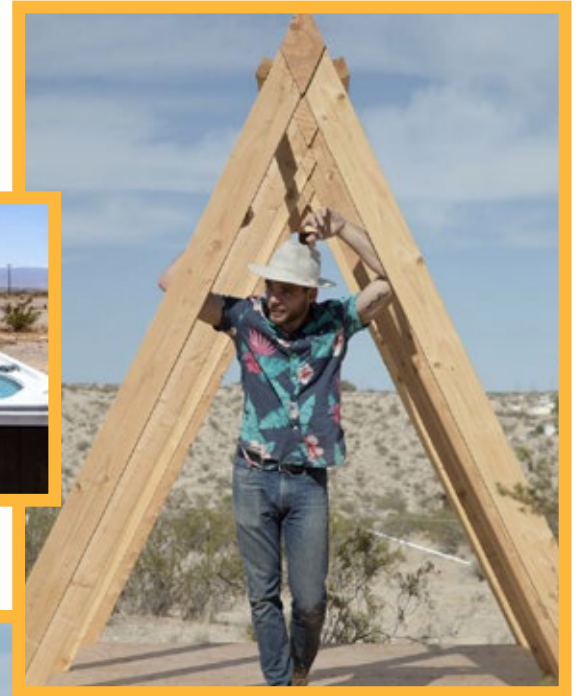




2

INSPIRATION + MOOD BOARDS

Mood Board | Residential



Wellness-Oriented Spa Retreat



WE CARE SPA
SINCE 1984

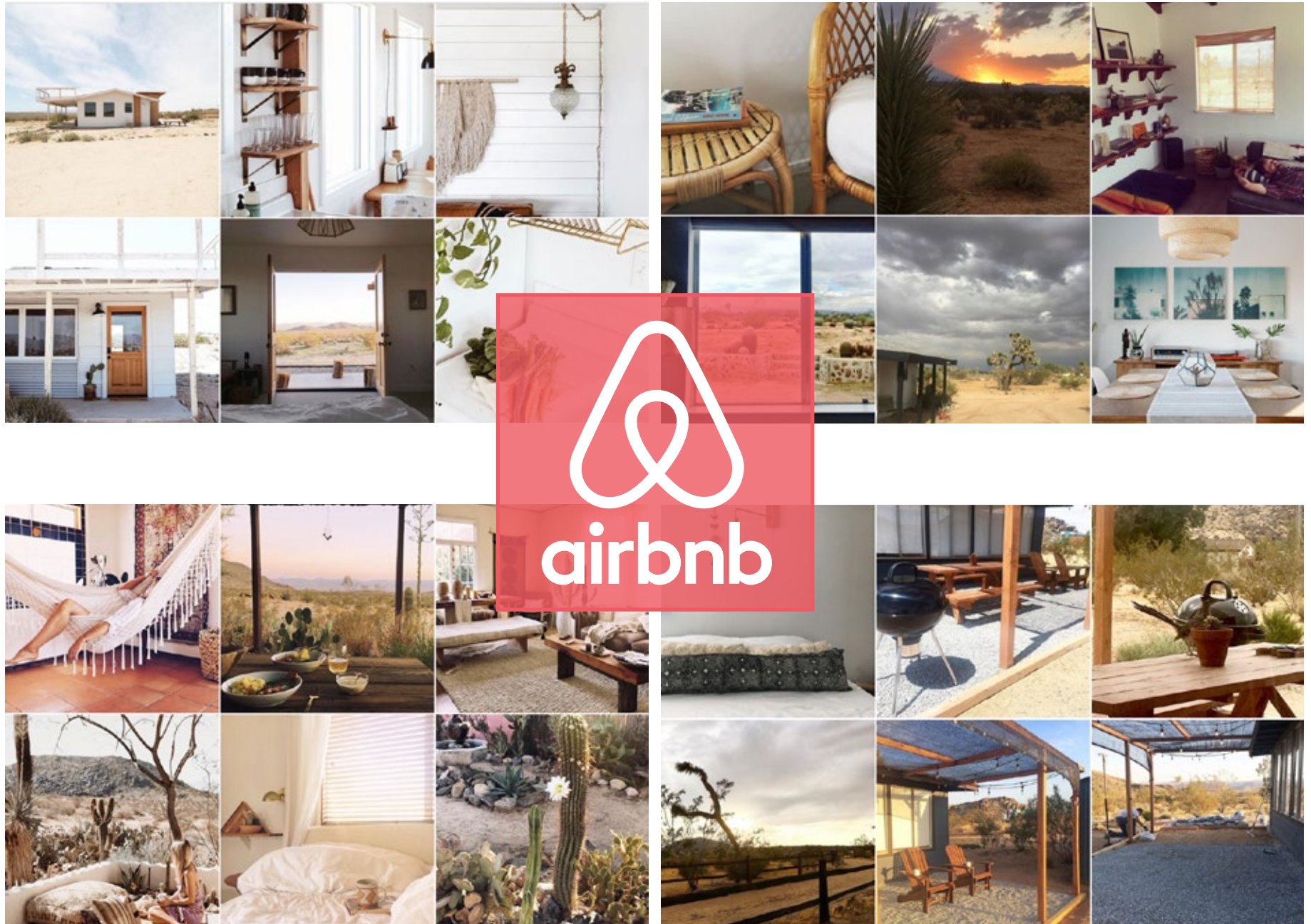
Desert Hot Springs, CA



WE CARE SPA
SINCE 1984



Short-Term Rental



AUTOCAMP - Opened January 2022

AutoCamp is a Silicon Valley-backed hospitality firm that does high end complexes of Airstream trailers. Current locations include Yosemite, Russian River, Cape Cod and Joshua Tree. Future locations include Zion and the Catskills.



**Rates Range
From
\$250-450/night**



Architectoral Renderings





3

AREA OVERVIEW

Proximity to Joshua Tree National Park



Joshua Tree National Park Sees Record Visitation in 2021

Over 3 million people visited Joshua Tree National Park in calendar year 2021. The first year visitation surpassed 3 million. [...] the park is planning future projects including additional entrance facilities, a new visitor center and a shuttle service in cooperation with the Morongo Basin Transit Authority.

~Per National Park Service

Proximity to Retail, Off-site Amenities, Etc.

247 N

JOSHUA TREE LAKE
RV and CAMPGROUND

20th ANNUAL
JOSHUA TREE MUSIC FESTIVAL
MAY 12-15, 2022

Sunfair Dry Lake Bed- Camping, Offroading, Views

YUCCA VALLEY RETAILERS
8.5 Miles/10 Minutes

- Marshalls
- petco
- CHIPOTLE
- THE HOME DEPOT
- ALDI
- Walmart
- HARBOR FREIGHT
- 99c ONLY STORES
- VSC TRACTOR SUPPLY CO
- STARBUCKS
- PANON EXPRESS
- VONS
- ROSS DRESS FOR LESS
- O'Reilly
- TACO BELL
- MCDONALD'S

Noah Purifoy FOUNDATION
OUTDOOR DESERT ART MUSEUM

±478 ACRES AVAILABLE

Rivian Experience Center (COMING SOON)

KITCHEN IN THE DESERT

GRND

SQRL

STARBUCKS

HABITAT - HOME GOODS

GROCERY OUTLET bargain market

DOWNTOWN 29 PALMS
15 Minute Drive

62

Copper Mountain College

JOSHUA TREE National Park Association

East Entrance Oasis Visitor Center

Joshua Tree National Park Visitor Center - West Entrance

AUTO CAMP

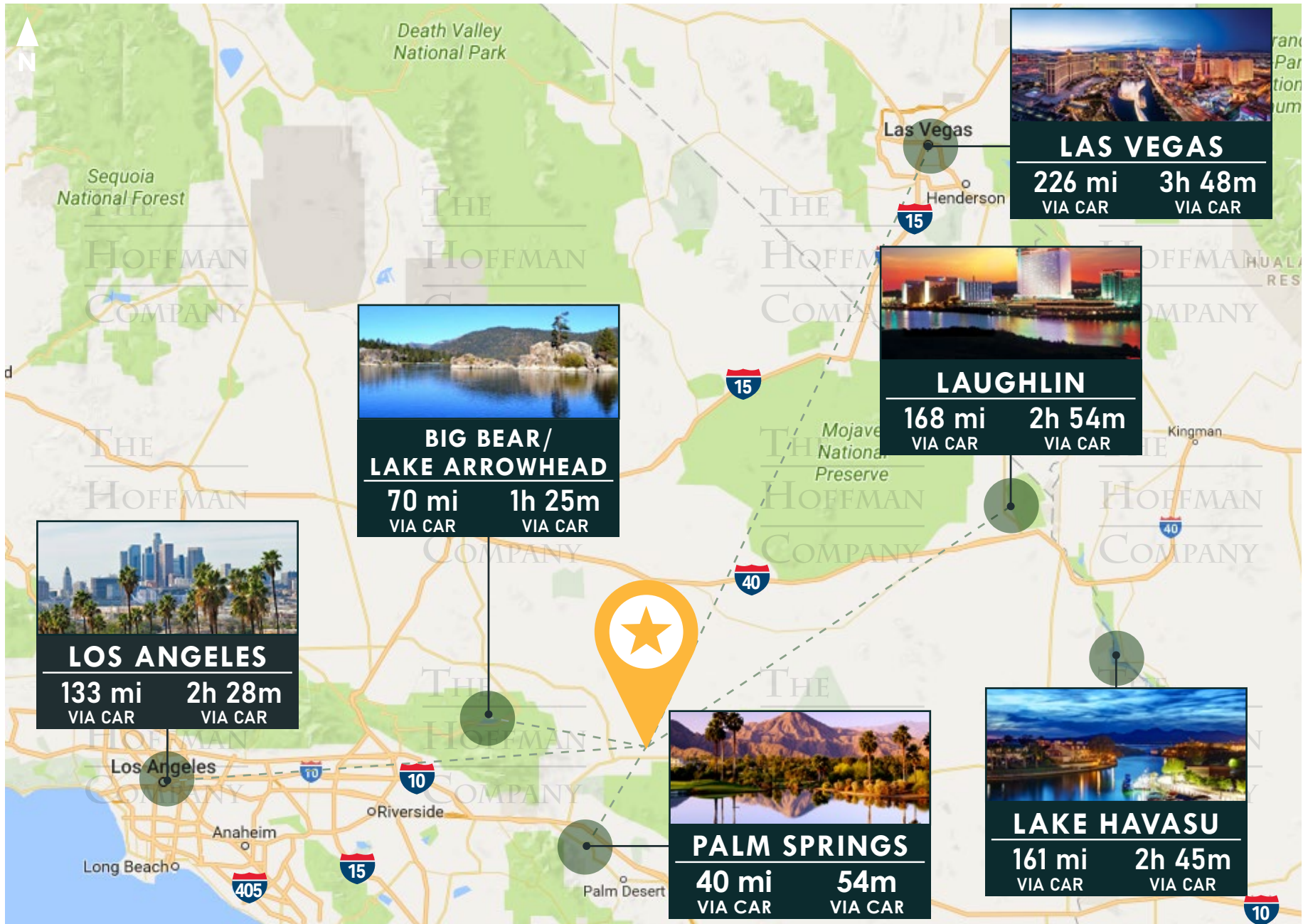
Tortoise Rock Casino & Tesla Supercharger Stalls



Joshua Tree Music Festival – Bi-Annual



Regional Proximity Map



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In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

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