

LAND FOR SALE

• RESIDENTIAL DEVELOPMENT OPPORTUNITY

HUNTER'S RIDGE

5.94 Acres — Entitled for 20 Single-Family Homes | Fontana, California

FULLY ENTITLED



Subject property boundary shown in white — North Fontana, San Bernardino County



PROPERTY OVERVIEW

Hunter's Ridge presents a rare, shovel-ready infill land opportunity in one of North Fontana's most established and sought-after master-planned communities. The 5.94-acre parcel is entitled for 20 single-family residential lots, offering a qualified homebuilder or developer a turnkey path to a small-lot or estate-style subdivision surrounded by mature, amenity-rich neighborhoods.

Set against the foothills of the San Gabriel Mountains and bordered by the San Sevaine Wash, the site enjoys sweeping mountain and valley views while remaining minutes from Interstate 15, Summit Avenue retail corridors, top-rated schools, and the established Hunter's Ridge residential community that immediately surrounds it on two sides.



PANORAMIC VIEWS
San Gabriel Mountains
& Valley Views



PRIME LOCATION
Minutes to I-15 &
Retail Corridor



TOP-RATED SCHOOLS
Etiwanda School
District



**ESTABLISHED
COMMUNITY**
Hunter's Ridge
on 2 Sides



**ENTITLED &
SHOVEL-READY**
20 SFR Lots
Approved

ENTITLEMENT & SITE DETAILS

APN	0226-421-06
Lot Size	5.94 Acres (±258,746 SF)
Entitlement Status	Entitled for 20 single-family residential lots
Specific Plan	Hunter's Ridge Specific Plan, City of Fontana

Jurisdiction	City of Fontana, San Bernardino County
Topography	Gently to moderately sloping foothill terrain
Surrounding Use	Established single-family residential (Hunter's Ridge)
School District	Etiwanda School District

HUNTER'S RIDGE | FONTANA, CA

APN 0226-421-06

5.94 Acres • Entitled for 20 SFR Lots



5.94
ACRES



20
ENTITLED SFR LOTS



0226-421-06
APN



NORTH FONTANA
SUBMARKET

PROPERTY HIGHLIGHTS

- ✓ 5.94 gross acres entitled for 20 single-family residential home sites
- ✓ Located within the City of Fontana's Hunter's Ridge Specific Plan area
- ✓ Bordered by the established Hunter's Ridge community to the south and east
- ✓ Elevated foothill setting with panoramic San Gabriel Mountain and valley views
- ✓ Adjacent to San Sevaine Wash and flood-control channel / access road
- ✓ Infill location — surrounding infrastructure, utilities, and roadways already in place
- ✓ Zoned within the top-rated Etiwanda School District attendance area
- ✓ Minutes from Interstate 15 and the Falcon Ridge Town Center retail corridor

NEARBY AMENITIES

(FALCON RIDGE TOWN CENTER)



AND MORE DINING, FITNESS & SHOPPING OPTIONS!



**FOR MORE
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COMMERCIAL

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price, or other conditions, prior sale, lease, or financing, or withdrawal without notice. Buyer/developer to independently verify entitlements, acreage, and APN with the City of Fontana and San Bernardino County records.

- Minutes from Interstate 15 and the Falcon Ridge Town Center retail corridor

ENTITLEMENT & SITE DETAILS

Property Name	Hunter's Ridge
Address / Area	North Fontana, CA — within the Hunter's Ridge Specific Plan
APN	0226-421-06
Lot Size	5.94 Acres (±258,746 SF)
Entitlement Status	Entitled for 20 single-family residential lots
Specific Plan	Hunter's Ridge Specific Plan, City of Fontana
Jurisdiction	City of Fontana, San Bernardino County
Topography	Gently to moderately sloping foothill terrain with mountain views
Surrounding Use	Established single-family residential (Hunter's Ridge community)
School District	Etiwanda School District

LOCATION

The site sits at the base of the San Gabriel Mountains in the northwestern corner of Fontana, directly adjacent to the established Hunter's Ridge neighborhood. The location offers immediate access to Summit Avenue and Duncan Canyon Road, with Interstate 15 reachable in minutes — connecting future residents to the broader Inland Empire job and retail base while preserving a quiet, foothill-adjacent setting.

SURROUNDING AMENITIES

Falcon Ridge Town Center

A major retail anchor just south of the site along Summit Avenue, featuring Target, Stater Bros., Ross Dress for Less, ULTA Beauty, Michaels, 5 Below, Dollar Tree, 24 Hour Fitness, and a strong dining lineup including Chili's, Panera Bread, Jersey Mike's, Starbucks, and Panda Express.

Schools

Future residents fall within the Etiwanda School District, anchored locally by David W. Long Elementary (Niche A), Summit Intermediate (Niche A–), and Etiwanda High School (Niche A) — widely regarded as among the top-performing districts in the Inland Empire.

Parks & Recreation

San Sevaine Park and Hunter's Ridge Park sit just inside the existing community, with direct hiking access into the San Gabriel Mountains, including the popular trail to Etiwanda Falls. The Fontana Park Aquatic Center and Fontana Dog Park are a short drive away.

Connectivity

Interstate 15 provides direct access north toward Victorville and south toward the 210 and 10 Freeways, placing the site within easy commuting distance of Rancho Cucamonga, Ontario, and the greater San Bernardino / Riverside employment corridor.

MARKET & DEMOGRAPHICS

North Fontana's Hunter's Ridge submarket is consistently ranked among the most family-friendly and highest-income neighborhoods in California, supported by low crime, top-rated schools, and a deep base of owner-occupied single-family housing — a profile that strongly favors new for-sale single-family product.

HUNTER'S RIDGE NEIGHBORHOOD SNAPSHOT

Median Home Price	≈ \$750,000–\$757,000
Homeownership Rate	≈ 90% owner-occupied
Average Household Income	≈ \$169,000–\$178,000
College Graduates	≈ 39%–42% of residents
Median Age	Mid-30s
Crime Score	Among the safest — 2 out of 10
Family-Friendly Ranking	Top 2.6% of CA neighborhoods
Top Schools	Etiwanda High & David W. Long Elementary — Niche “A” rated

CITY OF FONTANA OVERVIEW

2026 Population	≈ 215,000–224,000 (20th largest city in CA)
Median Household Income	≈ \$102,800
Median Age	33.8 years
Median Home Value	≈ \$590,000–\$616,000
Owner-Occupied Housing	≈ 67%
Land Area	36.1 square miles
Key Industries	Transportation & Warehousing, Healthcare, Retail Trade

Fontana continues to grow as a key Inland Empire logistics and residential hub, anchored by its position along Interstate 15 and the historic Route 66 / Foothill Boulevard corridor, with ongoing investment in advanced manufacturing and distribution employment supporting long-term housing demand.

INVESTMENT SUMMARY

With entitlements already in place for 20 single-family lots, Hunter's Ridge removes much of the timeline and approval risk typically associated with ground-up residential land plays. Its position adjacent to an established, high-performing community — with mountain views, top schools, and immediate retail access — positions the site for a fast-moving, well-differentiated for-sale housing product.

FOR MORE INFORMATION, CONTACT

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