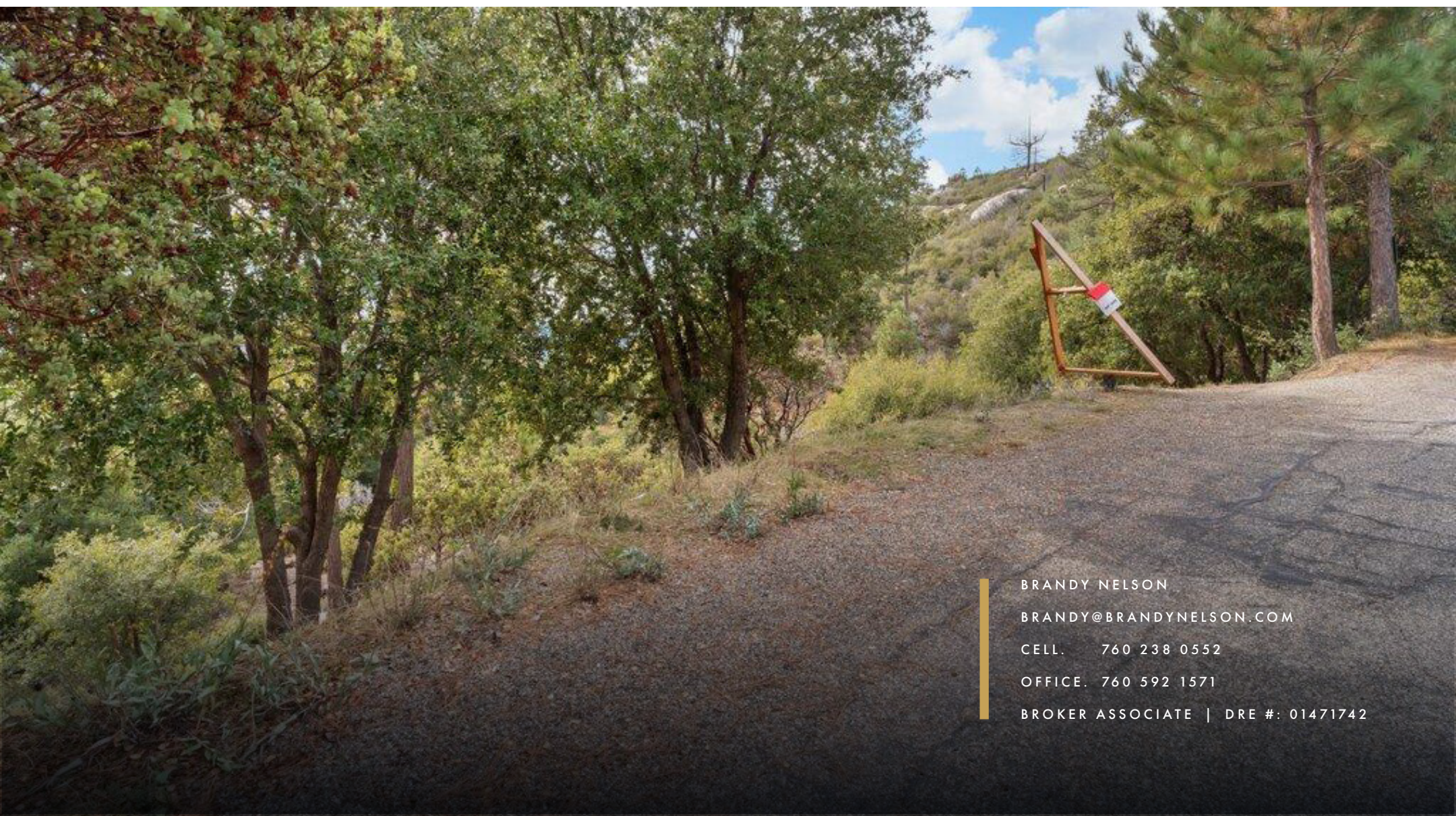




OFFERING MEMORANDUM

53505 W Ridge Rd
IDYLLWILD, CA 92549

25,700 Square feet of residential land available in Idyllwild



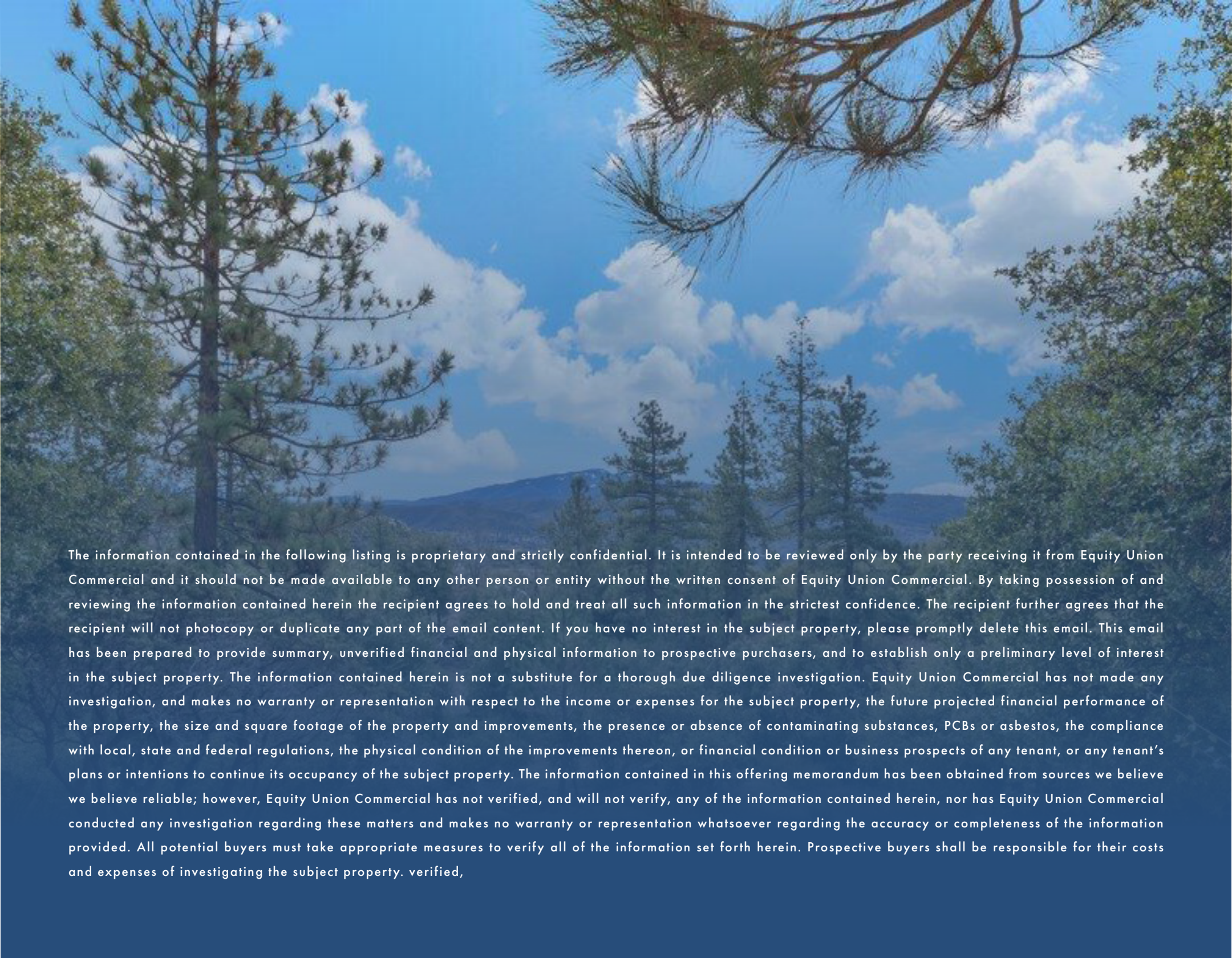
BRANDY NELSON

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OFFICE. 760 592 1571

BROKER ASSOCIATE | DRE #: 01471742



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PRESENTED BY

BRANDY NELSON

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THE PROPERTY



EXECUTIVE SUMMARY

Fantastic property on the West Ridge in Idyllwild with unobstructed views and close proximity to town. The availability of electricity close to the street adds convenience for potential development or construction. Scenic Views with picturesque location. Convenience: The proximity to town is a significant advantage for those who value easy access to amenities, services, and entertainment. The lot is ready for construction, to start building their dream home right away.

PROPERTY HIGHLIGHTS

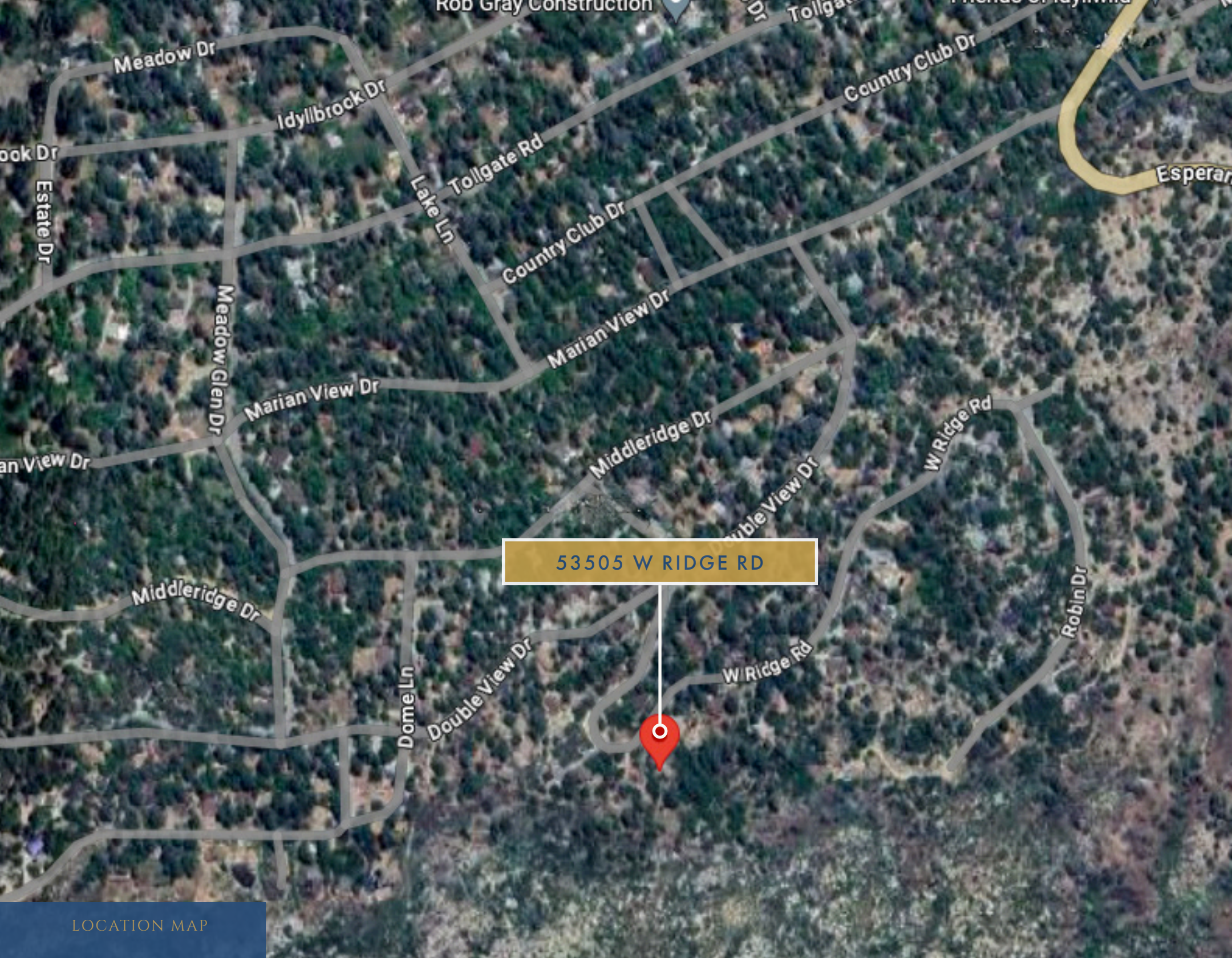
TOTAL LAND AREA	0.59 AC
LOT SIZE (SF)	25,700 SF
PRICE PER SQUARE FOOT	\$5/SF
CURRENT USE	VACANT
POTENTIAL USAGE	RESIDENTIAL



GALLERY



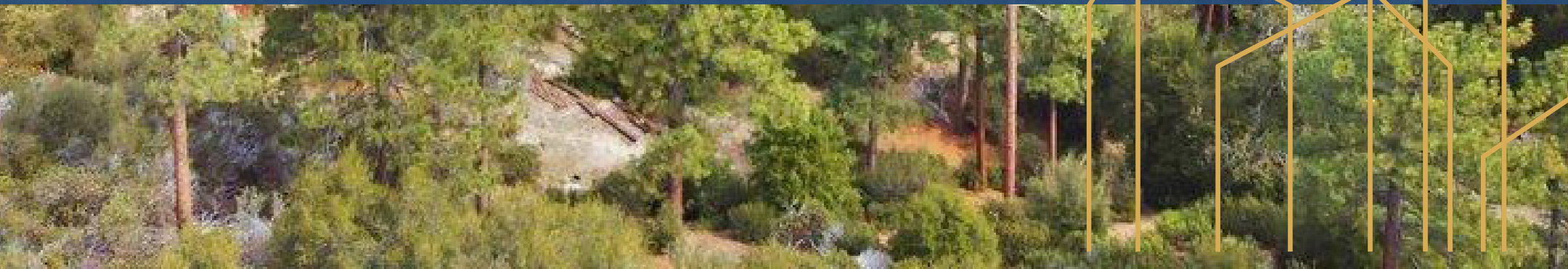





53505 W RIDGE RD



COMPANY PROFILE



An aerial photograph of a city, likely Los Angeles, with a prominent mountain range in the background under a cloudy sky. The city features several high-rise buildings and a mix of greenery. A dark blue rectangular box is centered over the image, containing white text.

OVER \$2 BILLION
IN SALES VOLUME
IN 2023

COMPANY PROFILE

EQUITY UNION COMMERCIAL

From highly specialized brokers to an extensive range of expert services, Equity Union equips our agents to provide buyers and sellers with the confidence they need for investments of this sale.

Your client-broker relationship begins with a thorough Needs Analysis to ascertain the specific details of your unique situation. We ensure you have the ideal broker at your service, complemented by industry-leading analytical resources and technologies, and from there we design a comprehensive strategy to meet and exceed even the most complex and ambitious objectives.

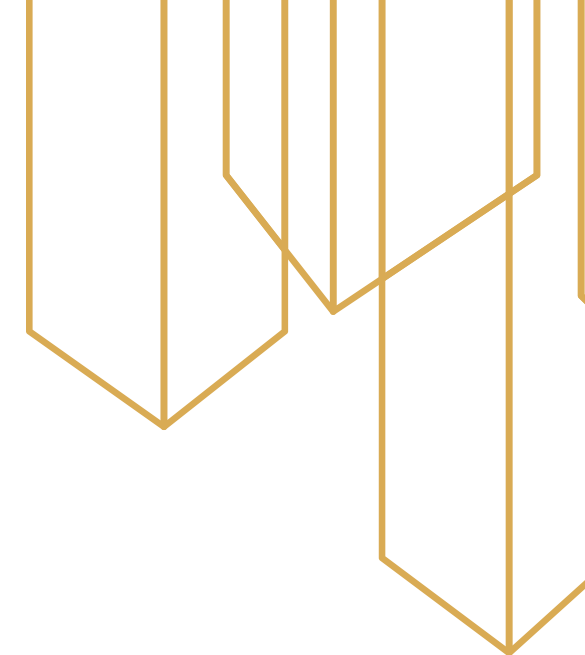
WHETHER YOU'RE AN AGENT, A BUYER, OR A SELLER,

OUR VISION IS YOUR FUTURE.

WITH UNPARALLELED EXCELLENCE, INTEGRITY AND SERVICE,

EQUITY UNION IS HERE TO HELP YOU.

MOVE *FORWARD*





BRANDY NELSON
BROKER ASSOCIATE

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