

THE VALLEY OF THE STARS

266 ACRES JOSHUA TREE



RENDERING



Desert Pacific Properties
DRE#01420416

The Valley of the Stars Joshua Tree | 266 Acres

PROPERTY DESCRIPTION



The Valley of the Stars is a one-of-a-kind legacy property with no equals. The homesite is situated on what can only be described as 266 private, national-park-quality acres of idyllic desert landscape, with plans for what will become a 10,000-square-foot marvelous modern desert retreat. The graded homesite pad is situated in the middle of what is arguably the most pristine private property in Joshua Tree and perhaps all of California's desert region. With none of the usual disturbances that come with city and suburban life, one can focus on the reassuring sense of being surrounded by nature, uninterrupted and unseen. It is a place where time slows, and where every view feels intentional, composed, and eternal.

This 266-acre compound shares its unique desert ecosystem with Joshua Tree National Park, which lies just two miles to the south. Views unfold in a sweeping, uninterrupted panorama that feels almost implausible in its scale. Distant mountain ridgelines dissolve into soft gradients of blue and silver, while valleys below drift in the morning light and glow amber at dusk. Native flora ripple in the breeze, wildflowers bloom without order or restraint, and stone outcroppings emerge naturally. The Bartlett Mountains provide a secluded backdrop, while protected natural landscapes and minimal development preserve tranquility.

This is not merely a property; it is a sanctuary. A rare and impactful meeting of land, sky, and solitude—offering not just unmatched views, but the luxury of stillness, space, and enduring magnificence.

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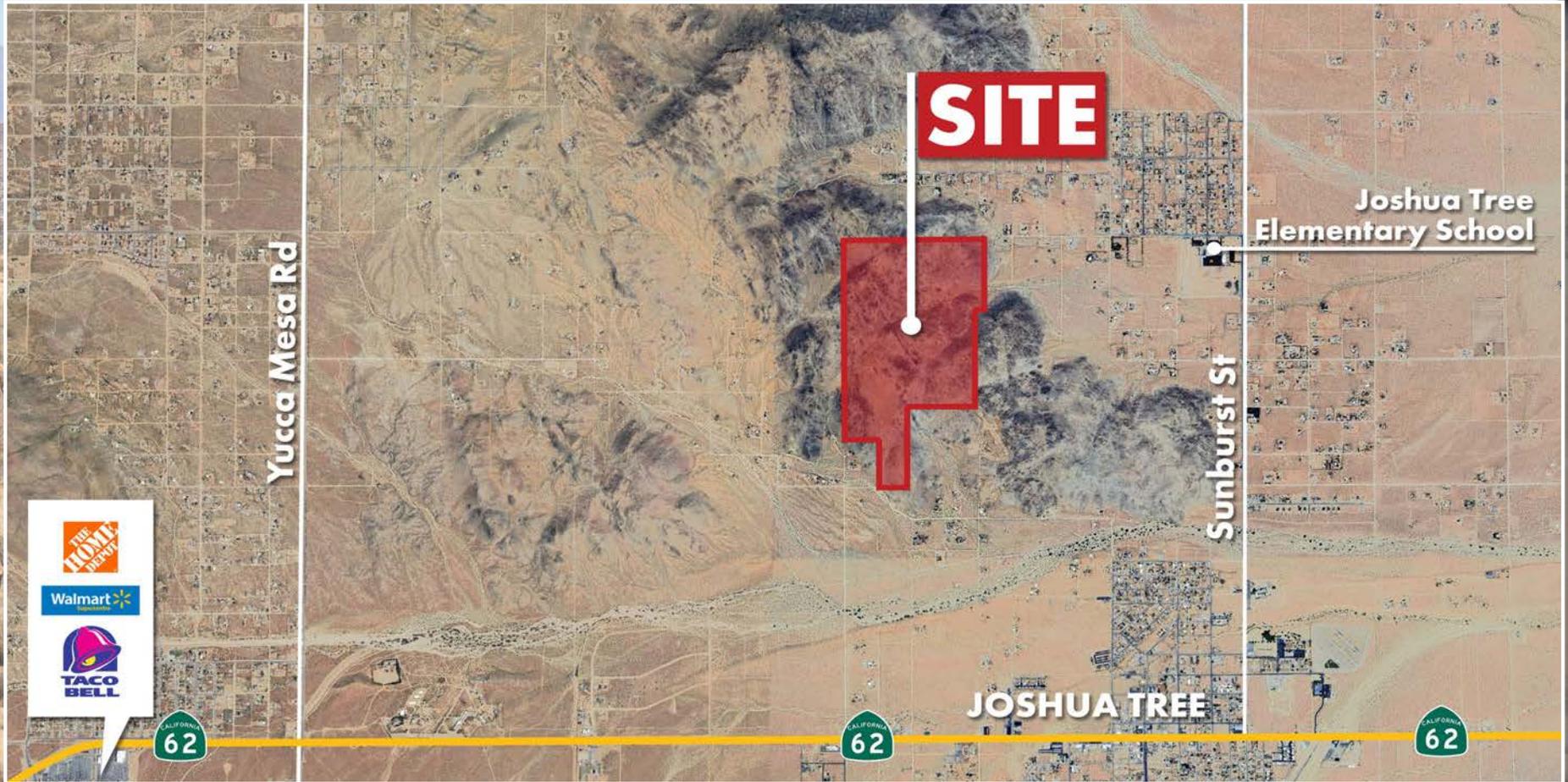
SITE FEATURES

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- 266-acre private, preserved desert retreat with stunning views of Palm Springs and Joshua Tree Hills
- Just north of the Joshua Tree National Park Conservation area
- Graded homesite pad with partially-completed plans for a 6-bedroom, 10,000 SF home designed to deliver luxurious desert living in harmony with the breathtaking surroundings
- Underground utilities to homesite with minimal infrastructure visibility to preserve the site's natural beauty
- 2.5 miles of private hiking and riding trails on property
- Chip seal driveway with colored aggregates to blend seamlessly with the desert terrain
- Merely 5 minutes to Highway 62
- 30 miles to Downtown Palm Springs
- 60 miles to Coachella & Stagecoach Music Festivals
- [PROPERTY VIDEO - CLICK TO VIEW](#)

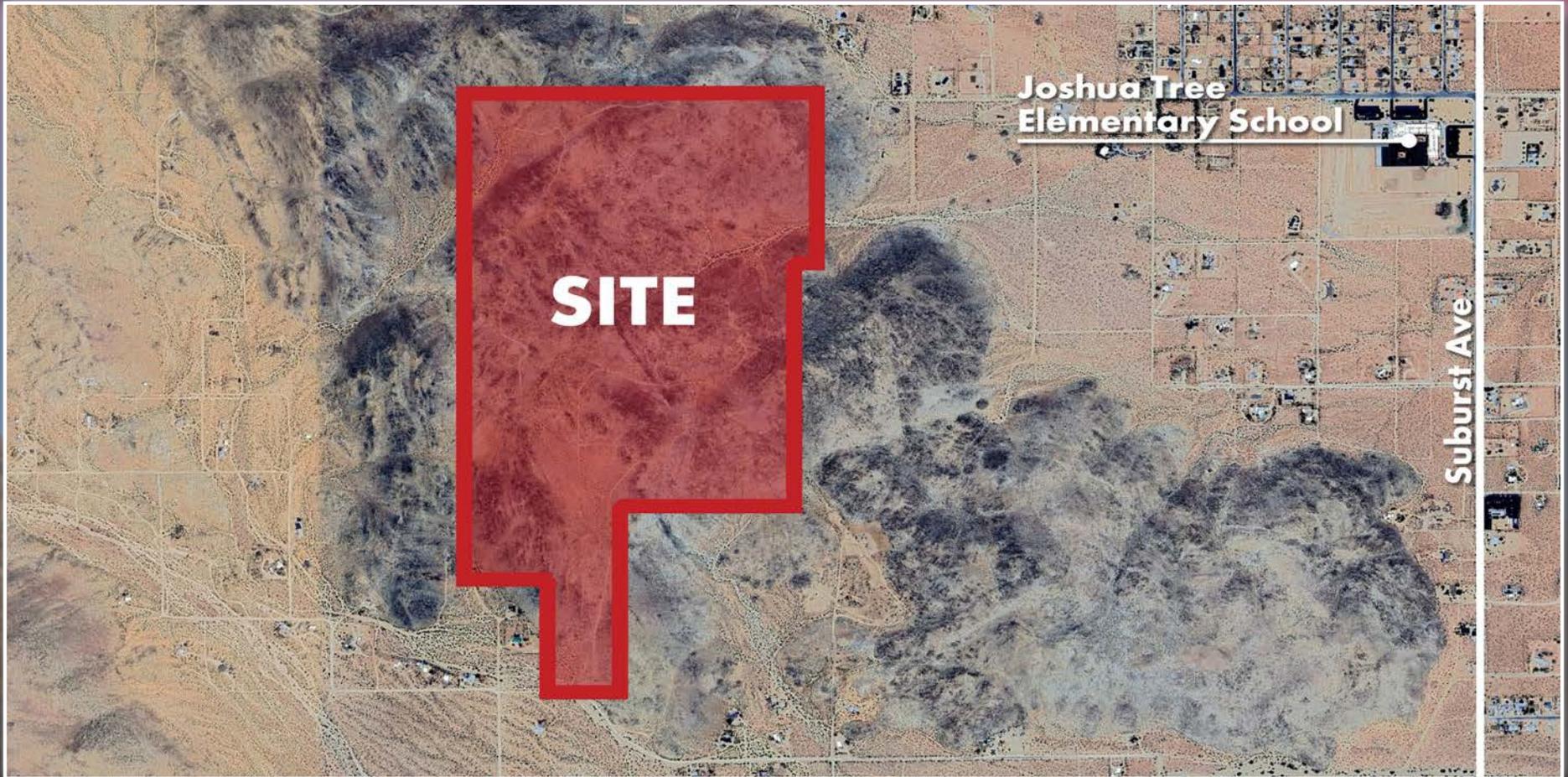
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PROPERTY AERIAL



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SITE DETAILS

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- Location: The property is located on the north side of Bourbon Street east of Sunny Vista Rd at 61271 Calle Los Amigos in Joshua Tree, CA
- Zoning: JT/RC (Joshua Tree/Resource Conservation)
- General Plan: RLM (Resource/Land Management)
- Total Parcel Size: 266.28 Acres
APN: 0602-311-15
- Utilities:
 - Water: Gravity-fed line to site with two underground storage tanks (Joshua Basin Water District)
 - Electric: Underground, three-phase power to site (Southern California Edison)
 - Sewer: No sewer in the area; Septic tank negotiable as part of sale
- Current Use: Vacant Land with graded homesite and hiking trails
- Adjacent Use: Ranch Homes & Vacant Desert - BLM land
- Pricing Structure:
 - Land and infrastructure: \$7,500,000 (Seller may allocate \$500,000 of the sale proceeds into an escrow account to insure the water, power, and road and entry gate is installed).
 - Land with newly constructed home and all improvements: \$23,000,000. Initial payment of \$7,500,000 due at close of escrow; at which time Seller would begin construction. Once the home is enclosed with windows, doors, roof, and electric, an additional 25% of purchase price would be due (\$3,875,000). Upon construction completion and occupancy permit issued, the balance of \$11,625,000 shall be due to Seller. House shall include a pool no larger than 20' X 40' with jacuzzi.

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GRADED HOMESITE AERIAL



Homesite Details



- Dedicated underground pipeline from Joshua Basin Water District.
- Two large underground storage tanks.
- Gravity-fed system for discreet, self-contained operation.
- Minimizes visible infrastructure, supporting seclusion.



Water



Electric

- Underground, three-phase power from Southern California Edison.
- Buried lines preserve the natural landscape and reduce visual impact.
- Enhances privacy and tranquility.

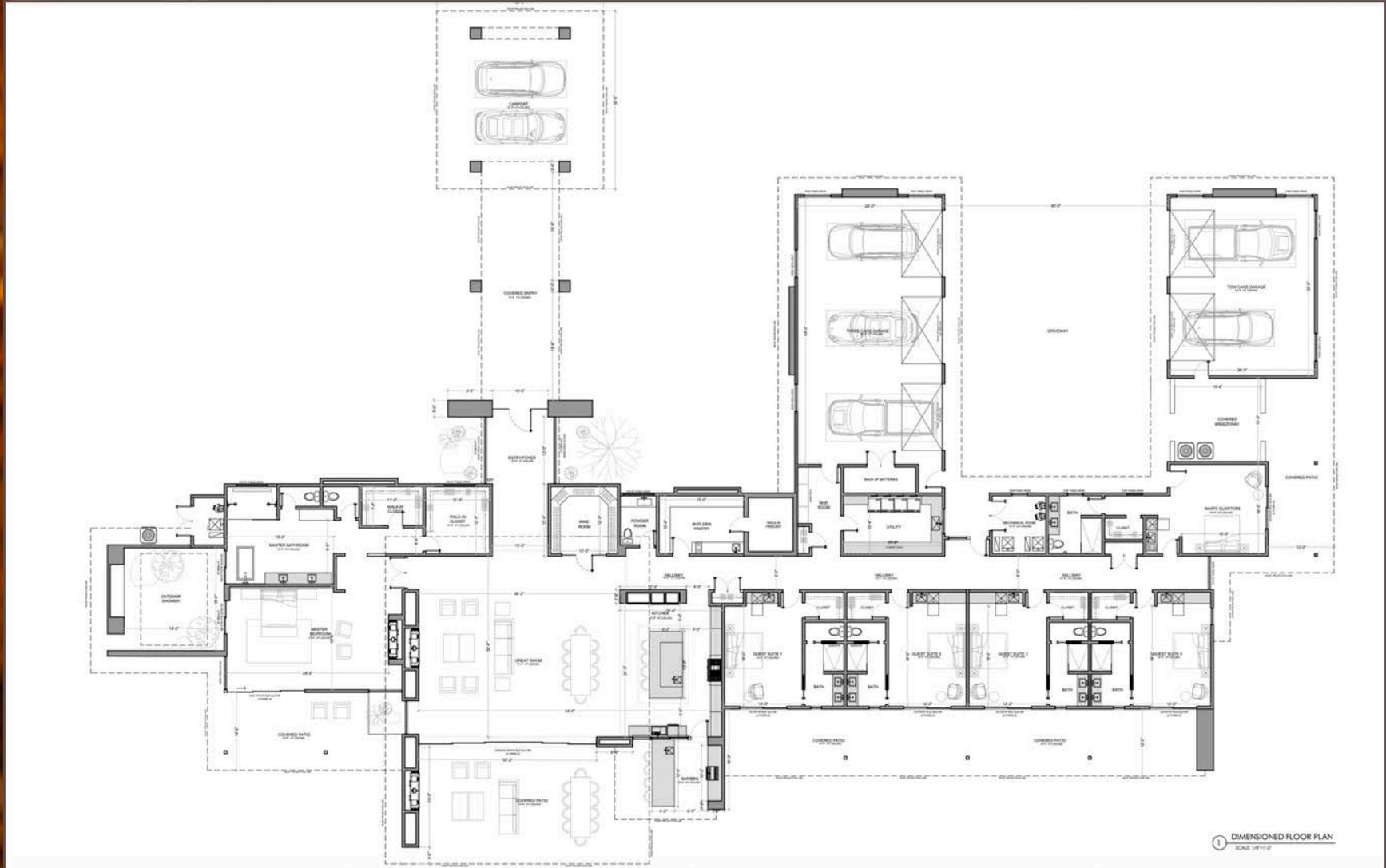


Wastewater

- The septic system is independent of municipal utilities.
- Supports privacy, self-sufficiency, and site preservation.

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PLANS FOR 10,000 SF HOME



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10,000 SF HOME RENDERING



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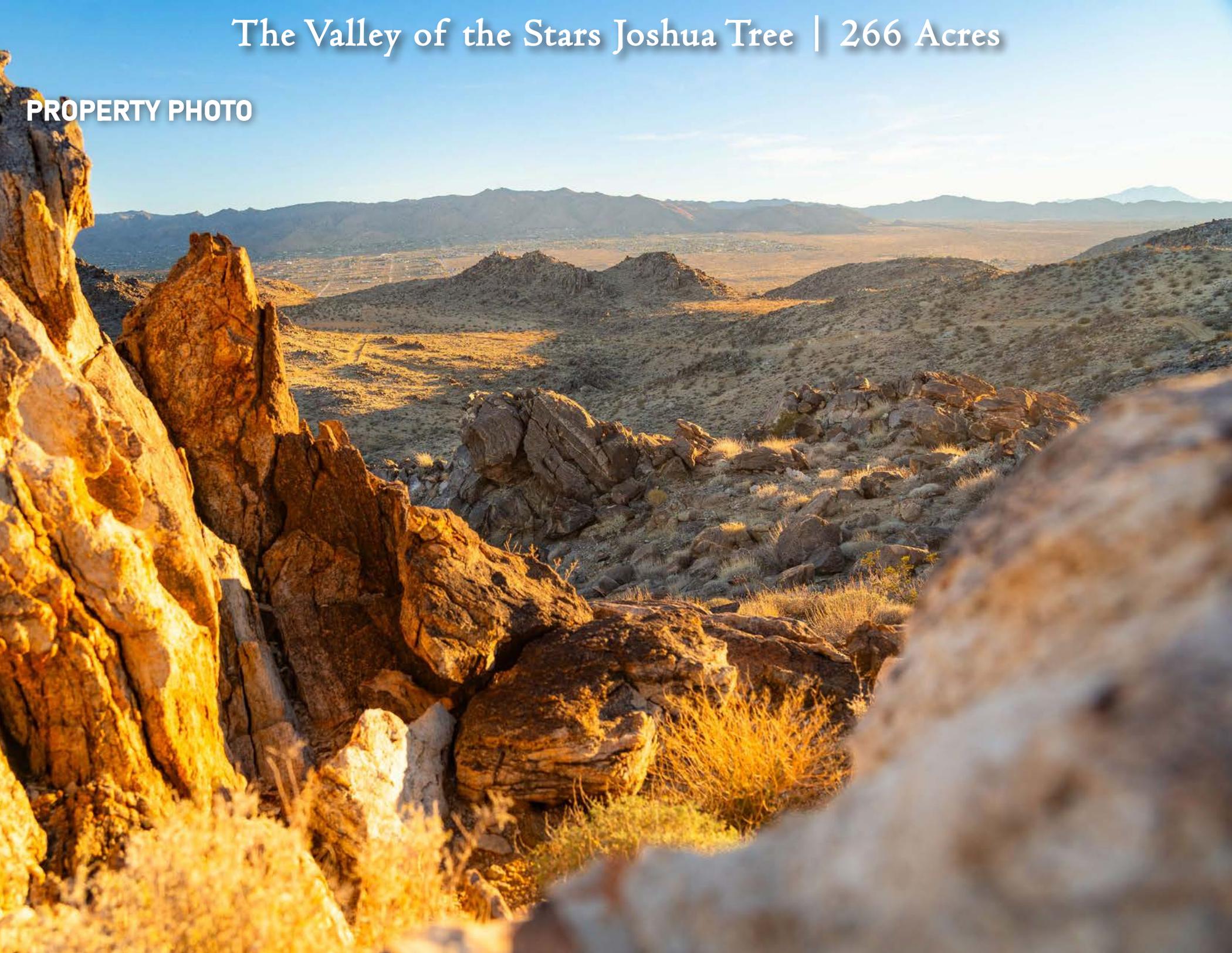
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10,000 SF HOME RENDERING



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PROPERTY PHOTO



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