

**FOR SALE**

+/- 105 Acres of Land

Sunny Vista Rd. Joshua Tree, CA 92252



### Offering Summary

Property Type:	Land
Sale Price:	\$10,000,000
Lot Size:	105 Acres
Zoning:	JT/RS-10M
APN:	0601-211-09, 0601-211-13

### Property Overview

Expired Tentative Tract Map 18255 to create 248 Single Family Residential lots, one lot for a one-acre community center and 41 lettered lots for private streets, landscaping and drainage facilities on 105.24 acres, and a conditional use permit (cup) for the construction of a sewage package treatment plant to serve tentative tract 18255, APN 0601-211-09 and 13, Project No. P200700997

### Location Overview

Great location two miles south of Joshua tree and nearby developments.  
Less than a mile from Friendly Hills Elementary  
2 Miles from La Contenta Middle School  
5.5 Miles from Yucca Valley High School

Jim Towery  
760.779.4008 (Direct)  
jim@johnsoncommercial.net  
CalDRE #01375777

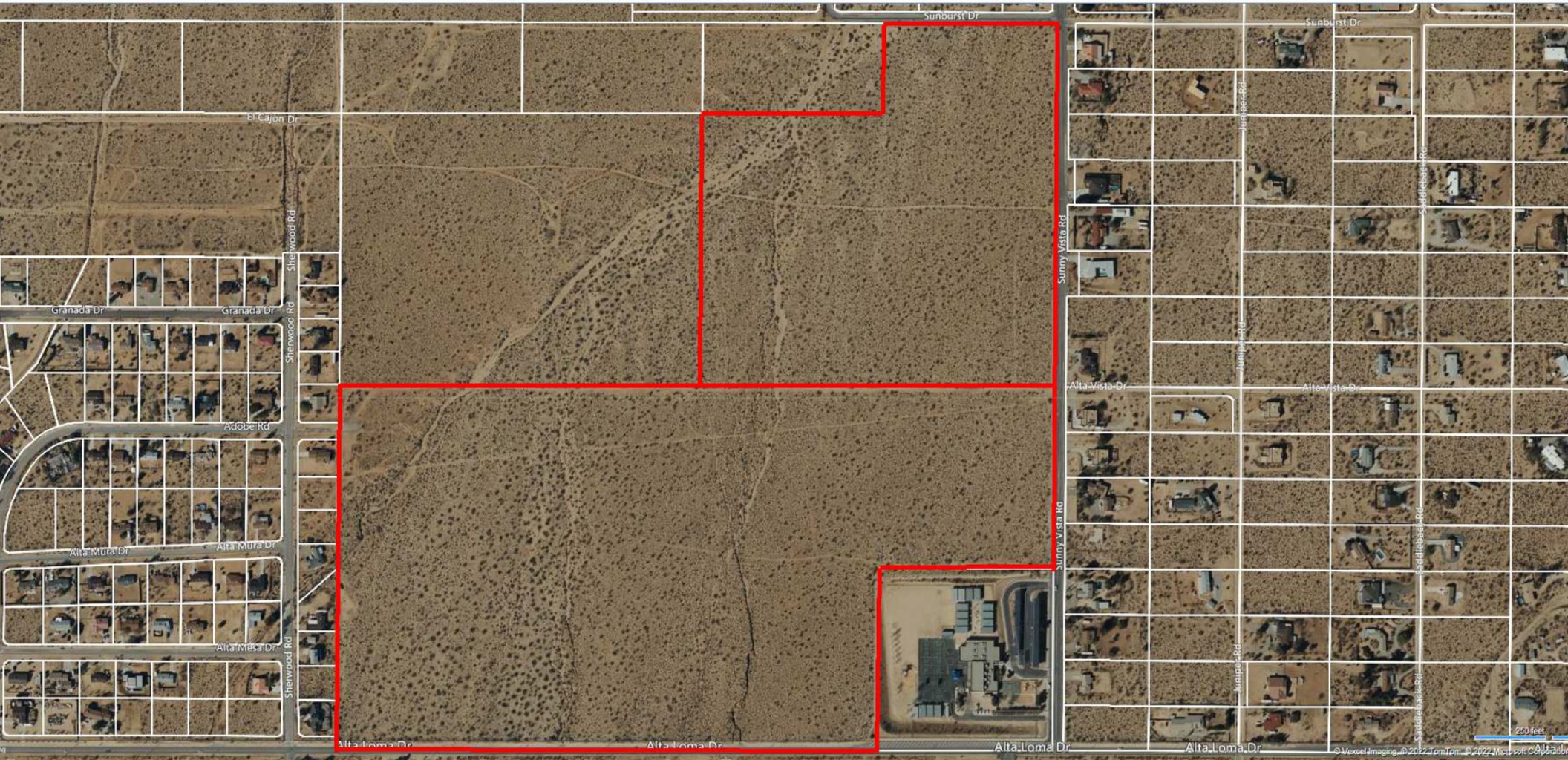
760.779.4000  
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Rancho Mirage, CA 92270  
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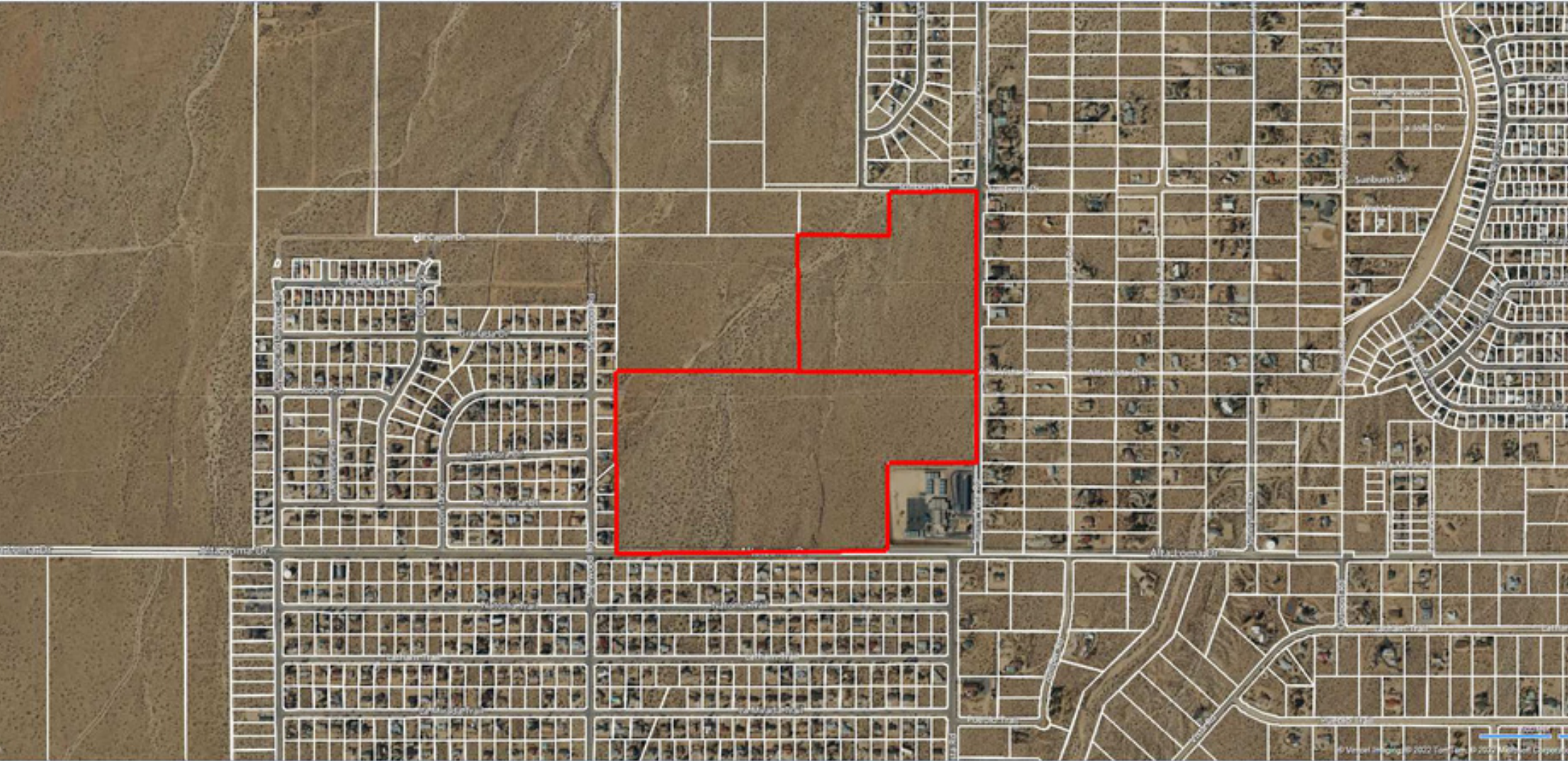
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**EXHIBIT PLAN C**

**TENTATIVE TRACT MAP 17798**  
 PARCELS 4 AND 26 OF APN#S 0621-031-04 AND 0621-031-26 AS  
 SHOWN ON FILE IN BOOK 621 PAGE 03 OF PARCEL MAPS,  
 RECORDS OF SAN BERNARDINO COUNTY, STATE OF  
 CALIFORNIA



**APPROVED**  
 PC 05-8a  
 CITY COUNCIL  
 PLANNING COMMISSION  
 PLANNING DIRECTOR  
 DATE 5-16-06 BY AM  
**REVISED**

**RECEIVED**  
 MAY 16 2006

OWNER: PROACTIVE PROPERTIES, LLC  
 2573 HISTORIC PLAZA  
 TWENTYNINE PALMS, CA 92277  
 PH: (760) 367-1648

OWNER'S SIGNATURE(S):  
 DATE:

APPLICANT: BARRETT HART DEVELOPMENT  
 2405 S. YOSEMITE STREET  
 DENVER, CO 80231  
 PH: (303) 819-4333

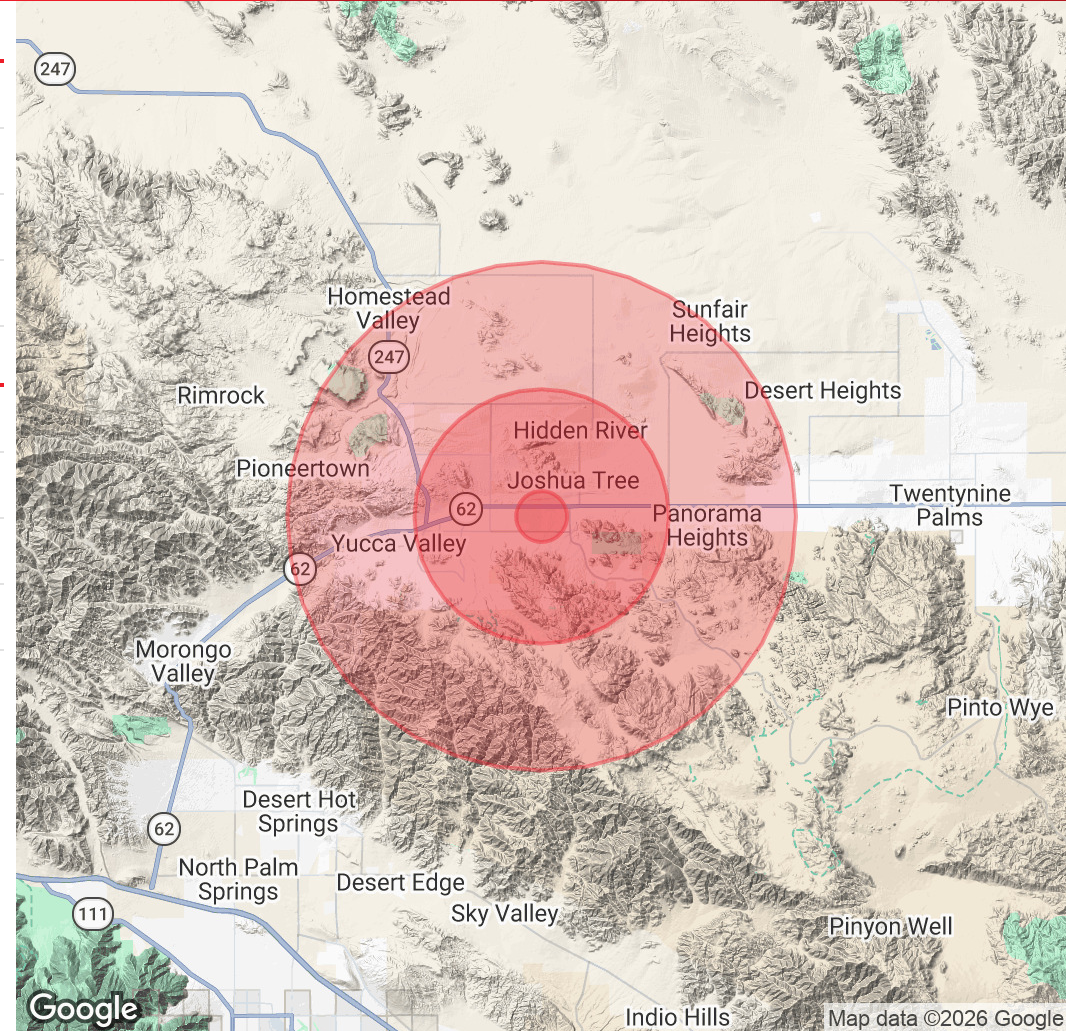
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Population	1 Mile	5 Miles	10 Miles
Total Population	578	15,864	37,410
Average Age	41.8	41.4	40.6
Average Age (Male)	43.1	40.2	39.0
Average Age (Female)	40.9	42.0	41.3
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	257	6,779	15,716
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$58,534	\$56,410	\$54,255
Average House Value		\$158,143	\$158,035

\* Demographic data derived from 2020 ACS - US Census



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