



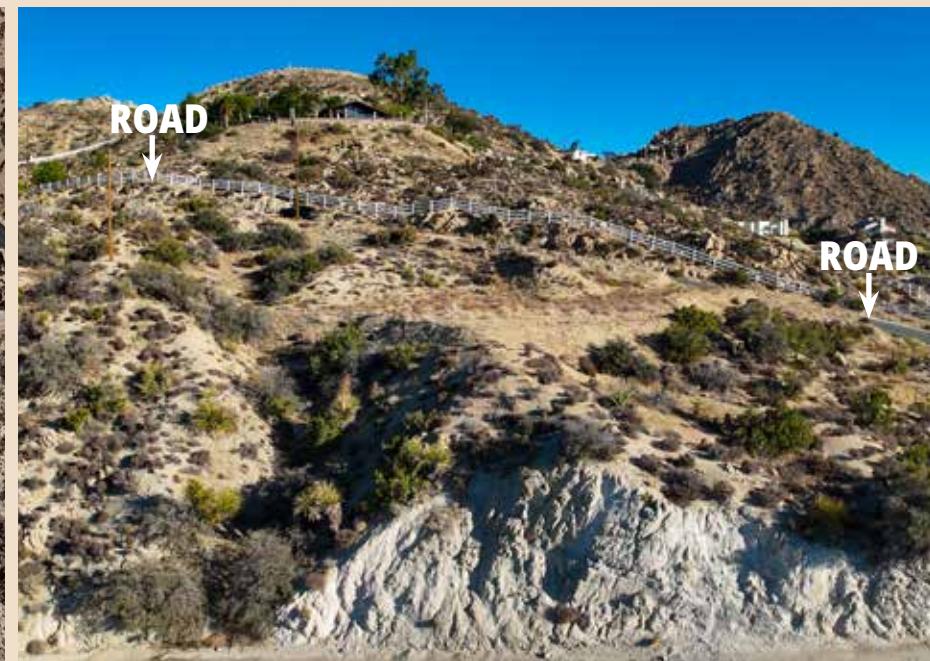
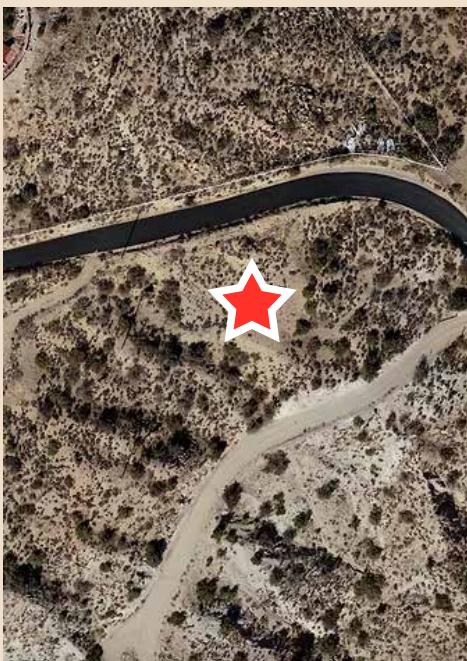
RIDGE
SKY
HOLD

±15 ACRE SITE FOR CUSTOM SINGLE FAMILY RESIDENCE + ADU

Outstanding Views Of Morongo Valley & Mt San Gorgonio

Excellent Potential For High Revenue Airbnb Or Private High-End Residence

53935 Ridge Road, Yucca Valley, CA 92284



Offering Memorandum



Bryant Brislin, Vice President
Cell/Text: 714.814.5624
bbrislin@hoffmanland.com
CA DRE #01877964



**HOFFMAN
COMPANY**

EXCLUSIVE LISTING AGENT

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In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Hoffman Company or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and The Hoffman Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. The Hoffman Company is not authorized to make any representations or agreements on behalf of Seller.

This Brochure is the Property of The Hoffman Company and may be used only by parties approved by The Hoffman Company. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees (i) to return it to The Hoffman Company immediately upon request of The Hoffman Company or Seller and (ii) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Hoffman Company and Seller.

Please be advised, Buyer acknowledges that The Hoffman Company Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting The Hoffman Company to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

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.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

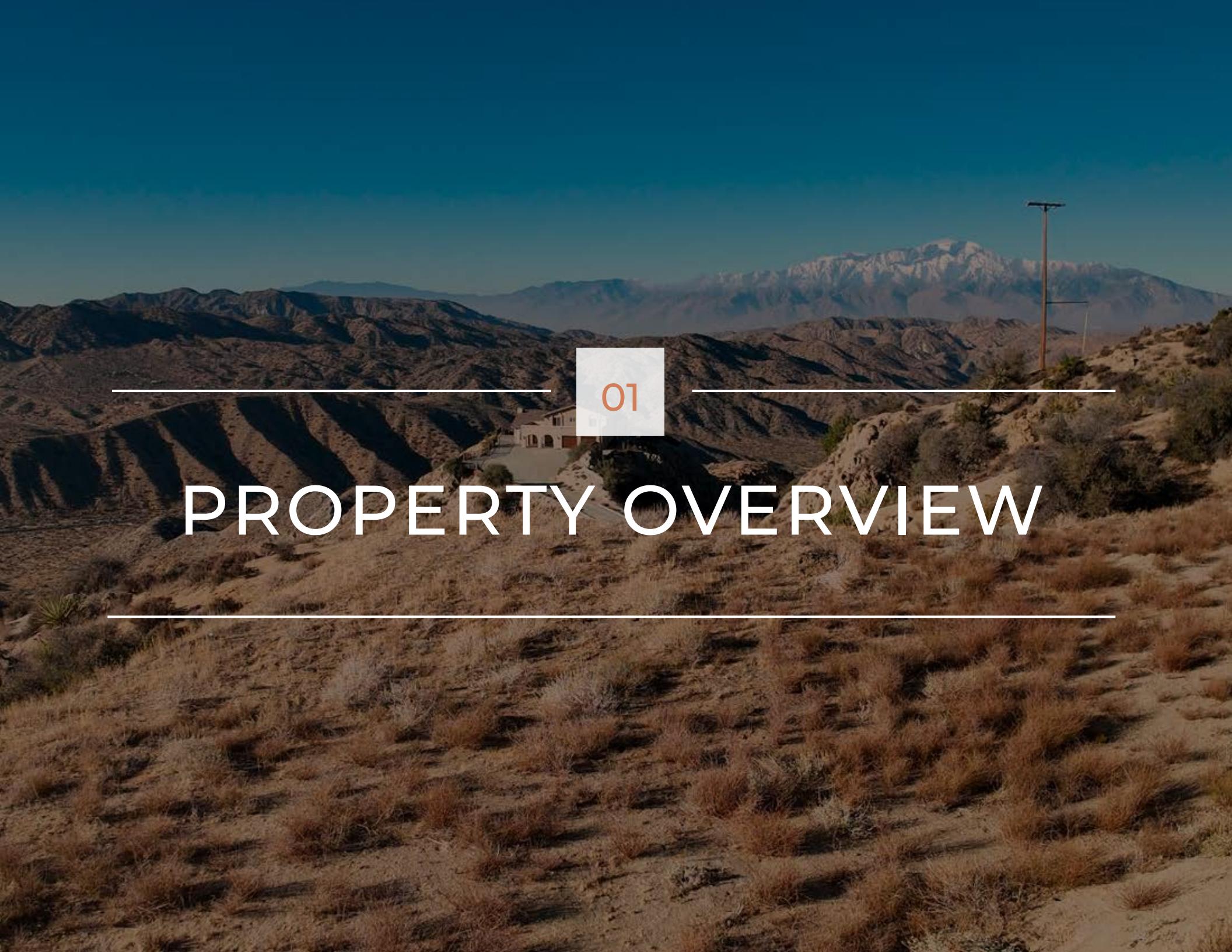
Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.



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01

PROPERTY OVERVIEW

PROPERTY OVERVIEW

ADDRESS	53935 Ridge Road
JURISDICTION	Town Of Yucca Valley
ZIP	92284
APN	0585-301-29-0000
ACREAGE	±14.9 Ac
LAND SF	±649,044
ZONING	R-HR Hillside Reserve Residential
PROJECT	Custom Single Family Residence
OF NOTE	Trophy Location Overlooking Morongo Valley, Mount San Gorgonio, etc.
ENTITLEMENT	Variance For Set-Backs
LIST PRICE	\$349,000
POTENTIAL VALUE AFTER BUILD	\$1.2M-\$2.5M Depending On Buyer/Builder's Desired Specs

AGENT CONTACT

BRYANT BRISLIN

Vice President

CELL/TEXT: 714.814.5624

bbrislin@hoffmanland.com

CA DRE #01877964

A rare opportunity to own one of Yucca Valley's most breathtaking parcels - **15 acres** perched atop a dramatic canyon ridge with a **town-approved build site** and **sweeping views** of the desert valley below. Located on the edge of the **desirable Country Club neighborhood** in west Yucca Valley, Ridge Sky Hold offers a true "eagle's nest" setting with **panoramic vistas** of Morongo Valley and snowcapped **Mount San Gorgonio**. This **build-ready** property comes with an **approved variance**, light grading, survey, soils testing, and a conceptual site plan - everything you need to hit the ground running. Whether you're dreaming of a **legacy estate** or a **standout vacation rental**, this elevated lot - offering **dramatic views** and rare accessibility - is the perfect canvas for a one-of-a-kind custom home.



Project Details

Entitlement & Site Studies Available For Review:

- Custom Home Design Tailored For 3,100 sf SFR & 800 sf ADU
- Boundary & Topographic Survey - Prepared By Fomotor Engineering
- Geotechnical Investigation - Prepared By Sladden Engineering
- Percolation Study - Prepared By Sladden Engineering
- Utility Layout Overlayed Over Topographic Map
- Encroachment Permit & Related Sketch

Overall Project Narrative: The site comprises close to fifteen (15) acres of land, which about one acre being for the home site, and the rest of it being part of the canyon downslope. Seller has a conceptual site plan for a single family residence of $\pm 3,100$ and an ADU of ± 800 sf, however Buyer can do any alternative that fits within development standards.

Scope Of Site Development: The build site for the home is flat and sits on bedrock of 2-to-6 ft below the surface, thus is won't require deep footings nor a retaining wall. Geotechnical report available.

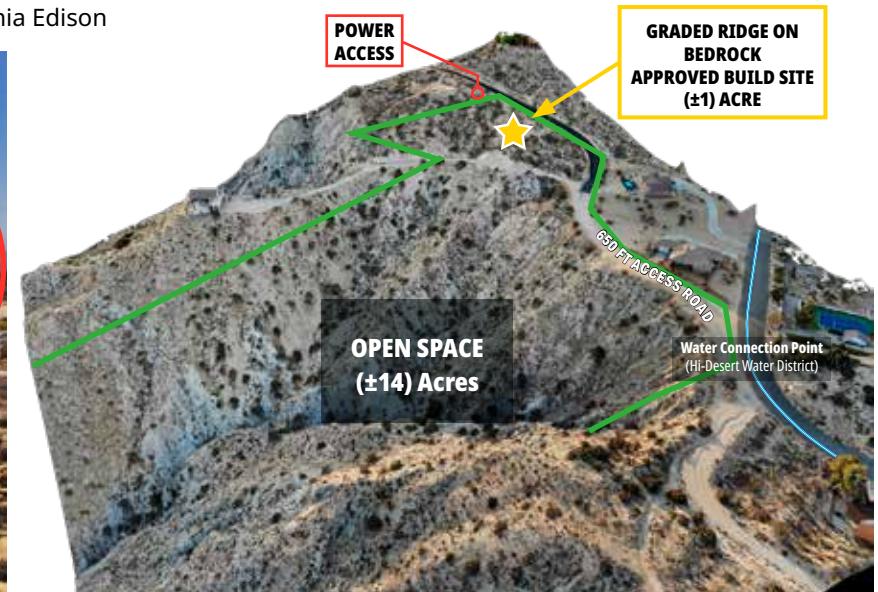
Entitlement: Seller obtained an approved variance to reduce the typically required setback of 75 ft to 30 ft.

Water: Available through Hi-Desert Water District; see as-built map included within this package to show the location of the nearest main in Ridge Road, at the entrance to the site.

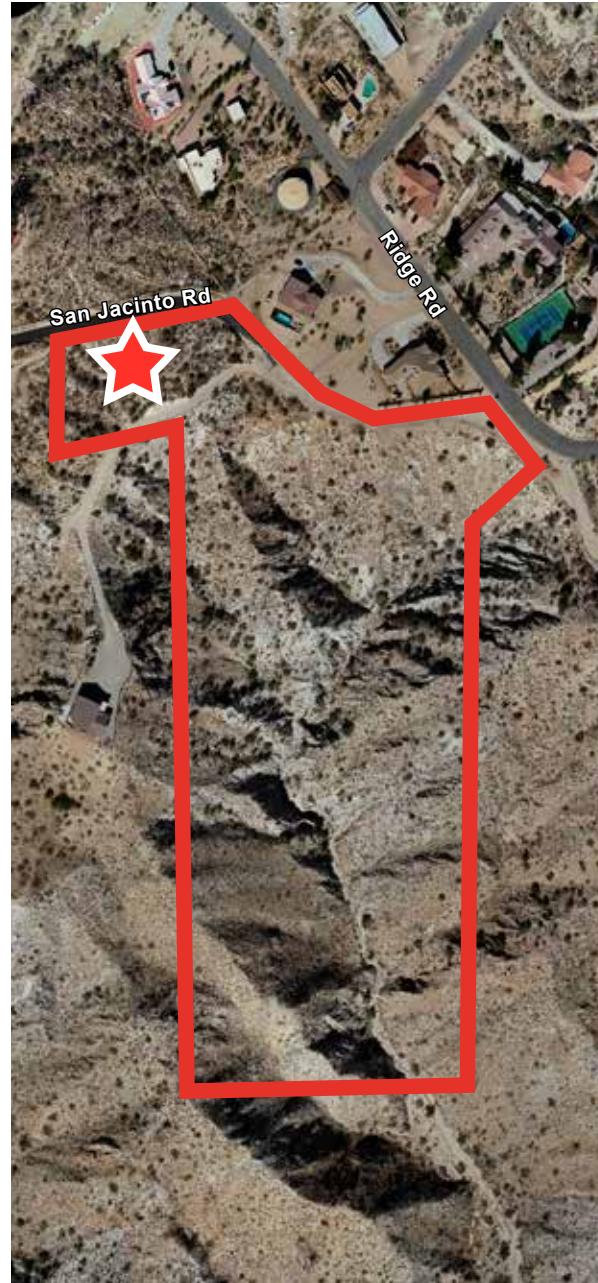
Hi-Desert Water District - Ph: (760) 365-8333 - <https://www.hwd.com>

Septic/Sewer: This site would be on septic and eventually sewer is coming to this part of town.

Electricity: Power poles are located right next to the site. Provider: Southern California Edison



Close-Up Aerial



Assessor's Parcel Map

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

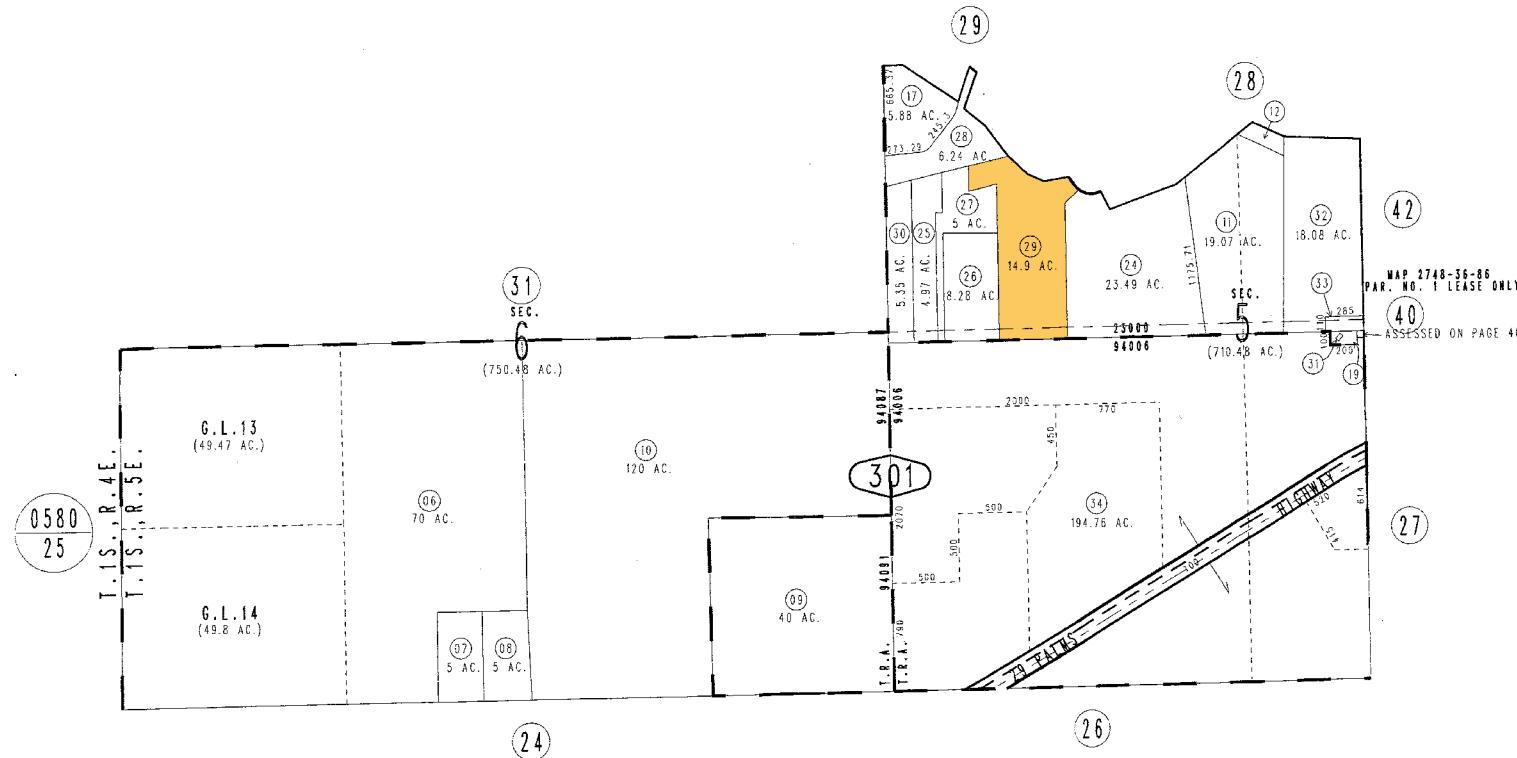


S.1/2 Fractional Sec.6, Ptn. W.2/3 Fractional Sec.5, T.1S., R.5E., S.B.B.&M.

0585-30

Morongo Unified
Town of Yucca Valley
Tax Rate Area
94091,9406,94087
23000

$$1^{\circ} = 8$$



REVISED
04/23/19 KC

Assessor's Map
Book 0585 Page 30
San Bernardino County

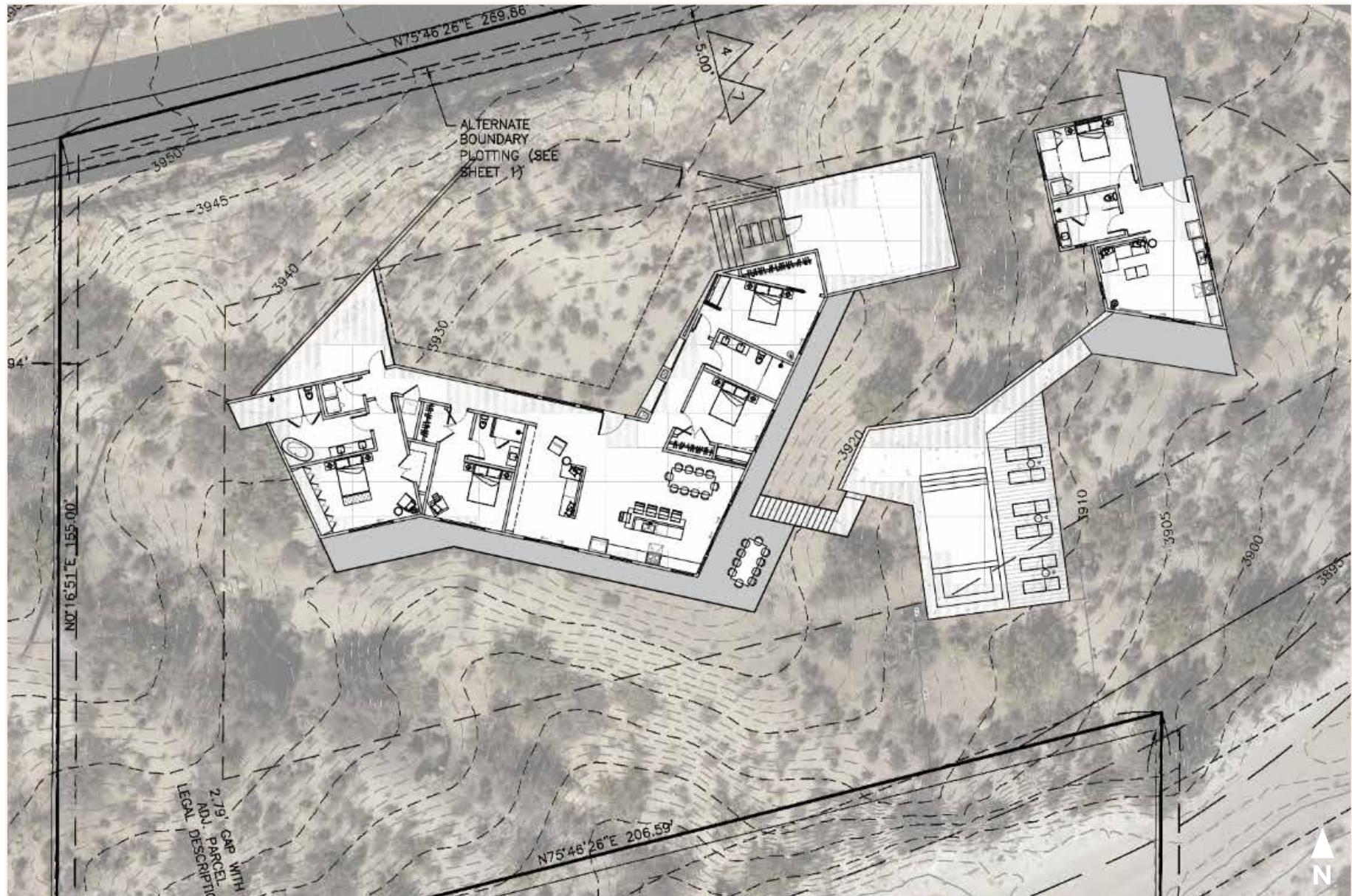
March 2005



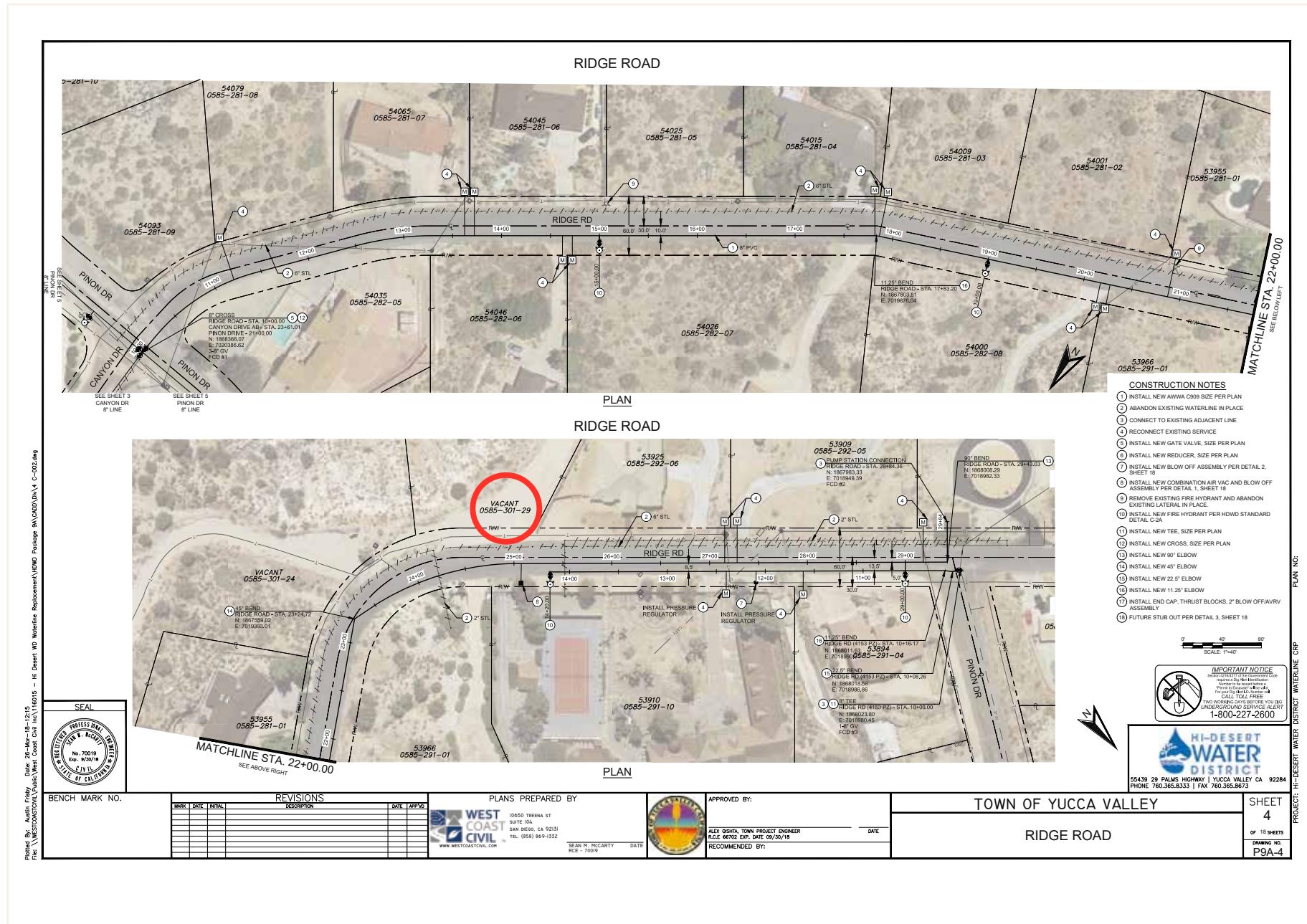
Aerial Map With Conceptual Floorplan Overlayed

Buyer Can Do As Desired Within The Zoning Guidelines

The Below Is A Concept For a 3,100 sf SFR + 800 sf ADU + 615 sf Garage



Water District | As-Built Map Exhibit



Property Overview



A wide-angle, aerial photograph of a desert landscape. In the foreground, a dirt road winds its way through a hillside covered in sparse, dark green desert shrubs. The terrain is rugged and rocky. In the middle ground, the road continues towards a cluster of houses and buildings, including a prominent white house with a red roof. A white fence runs along the side of the road. The background features several large, rounded mountains under a clear, blue sky.

02

PROPERTY PHOTOS

Perspective: Home Site Location In Relation To Ridge Street



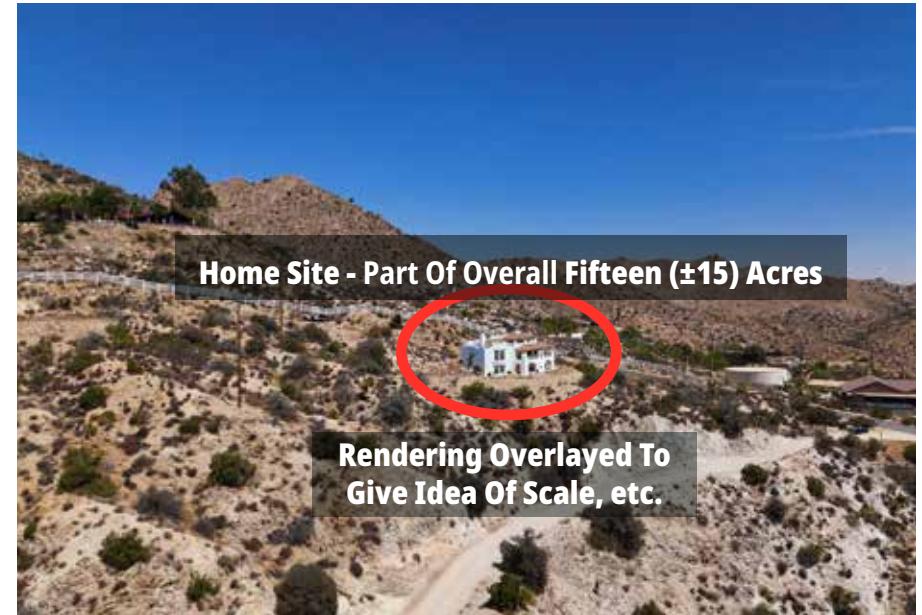
Various Perspectives



Site When Grading Was In Progress



Property Photos



Facing North



Facing East



Property Photos



Facing Southeast



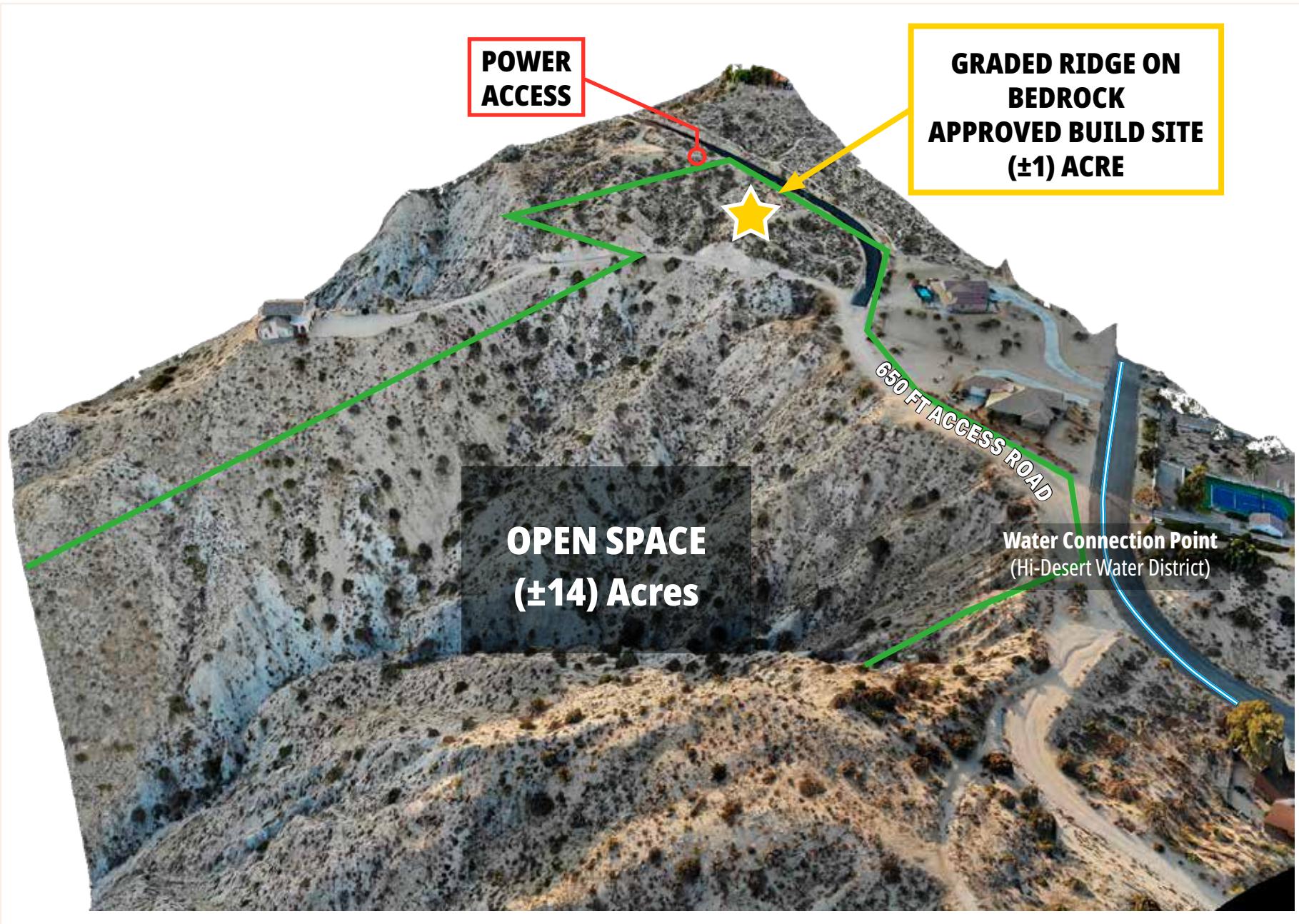
Facing South



Facing Northeast



Overall Site Perspective

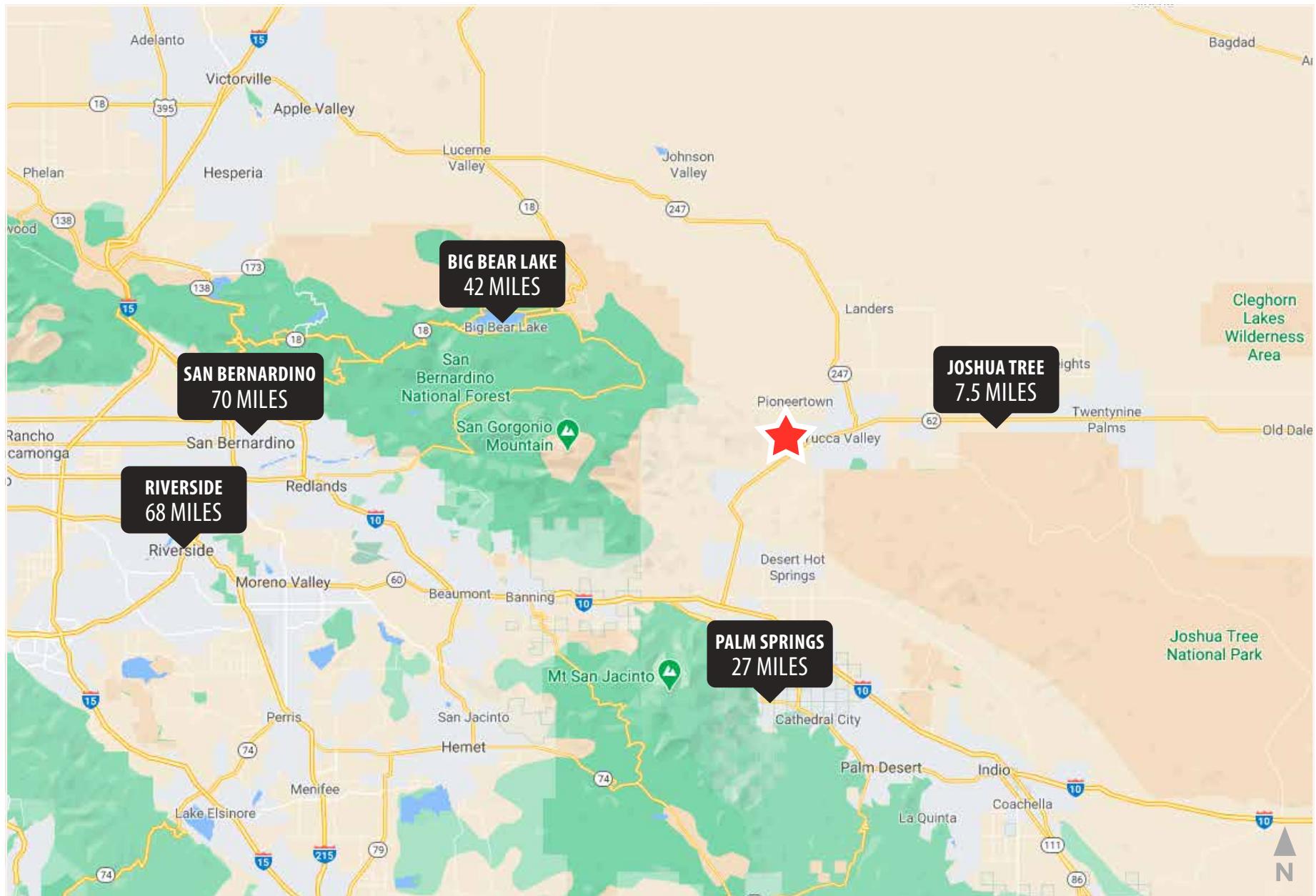




03

AREA AMENITIES

Vicinity Aerial



Retail Exhibit



Retail - Hip & Interesting Places To Shop, Eat & Drink



VOGUE

Why Joshua Tree and California's High Desert Towns Are Having a Moment

BY CHRISTINA PÉREZ

MAY 20, 2025

Though just an hour's drive from Palm Springs, the region around California's Joshua Tree National Park feels like a totally different reality. Of course, that has a lot to do with its otherworldly terrain—perched thousands of feet above sea level where the Mojave and Colorado deserts meet, the landscape is both brutal and beautiful, offering endless vistas of boulder-strewn mountains, cactus-studded valleys, and wide-open skies.

Known to locals as the High Desert, the area—which includes **Yucca Valley, Twentynine Palms, Pioneertown, and the unincorporated community of Joshua Tree**—has been home to indigenous peoples for millennia. It's also been drawing visitors for centuries; legend has it that Mormon settlers gave the region's endemic yucca trees the biblical name of "Joshua" in the early 19th century. And who could forget that the iconic band U2 named their seminal 1987 album after the desert region? [...]



Area Amenities

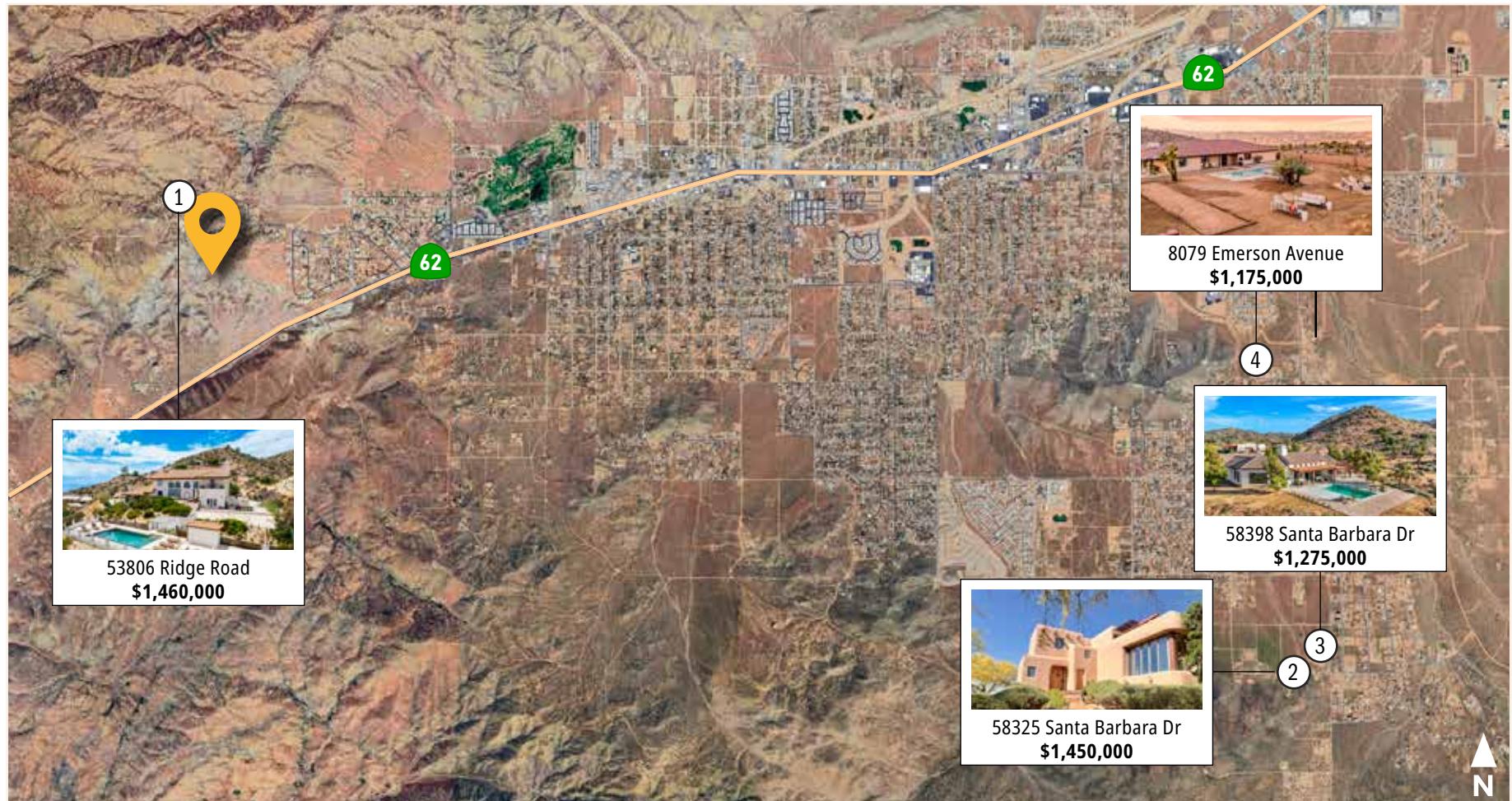




04

MARKET DATA

Re-Sale SFR's & New Construction SFR Comparable Sales



MAP	DATE SOLD	ADDRESS	BED	BATH	BLDG SF	LAND SF	AC	YEAR BUILT	PRICE
1	June 2024	53806 Ridge Road	4	3.5	3,252	110,642	2.54	1986	\$1,460,000
2	04/08/25	58325 Santa Barbara Dr	4	4.5	4,598	555,825	12.76	1987	\$1,450,000
3	04/08/25	58398 Santa Barbara Dr	3	2.5	3,033	104,108	2.39	2006	\$1,275,000
4	10/23/23	8079 Emerson Avenue	6	4.5	3,088	44,341	1.02	2006	\$1,175,000
Avg									\$1,340,000
Note									20+ Year Old Homes



Recent New Builds Within The Immediate "Country Club" Neighborhood



MAP	DATE SOLD	ADDRESS	BED	BATH	LIVING SF	LAND SF	AC	SALES PRICE
1	June 2023	54408 Pinon Drive	3	3.5	2,169	24,621	0.56	\$949,000
2	Sept 2023	54438 Pinon Drive	3	3.5	2,166	22,613	0.52	\$1,050,000
3	N/A	7382 Fairway Drive	5	N/A	3,897	46,158	1.06	Est. Value: \$2,533,050
4	N/A	7368 Fairway Drive	5	N/A	3,800	48,111	1.1	Est. Value: \$2,470,000
5	N/A	7354 Fairway Drive	4	3.5	3,235	46,158	1.06	Est. Value: \$2,102,750





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