

**40 Prime Acres in Morongo Valley.
Water, Power & Paved Road
Asking \$1,280,000
Contact Jennifer Chen /JC Investment
Cosnlting, Inc.**

Located at the intersection of Hess Blvd and Matzane Dr., Morongo Valley, CA 92256, this exceptional 40-acre parcel of residential land offers a unique opportunity for development. According to the County of San Bernardino, the property is zoned for residential use, allowing for two units per acre.

Access is convenient with a paved road leading directly from Highway 62, and all four streets bordering the property—Hess, Juniper, Matzene, and Senilis—are also paved. Essential utilities, including water, electricity, and natural gas, are readily available.

Potential Uses: This expansive land can be subdivided into smaller parcels. making it ideal for horse properties or similar endeavors. Additionally, it is worth exploring zoning options for an mobile park or resort-type development, which is in high demand in the area.

The property boasts stunning panoramic views of the local mountains and valley. Morongo Valley enjoys a climate that is approximately 5 to 7 degrees cooler year-round compared to Palm Springs, making it a desirable location just a short 20-minute drive away.