



DEVELOPMENT OPPORTUNITY ONTARIO RANCH AREA

± 24.184 Acres | APN 0218-715-09

JUST LISTED



Residential Development Opportunity

± 24.184 Acres | Haven Avenue Area
APN 0218-715-09

KEY HIGHLIGHTS

- ✓ ± 24.184-acre residential development opportunity
- ✓ Zoned MDR — Medium Density Residential
- ✓ Located within the Rich Haven Specific Plan area
- ✓ Density range of 11.1 to 25 dwelling units per acre
- ✓ Estimated potential yield of ± 268 to 605 dwelling units
- ✓ Near active residential communities by Tri Pointe Homes and RiseWell Homes
- ✓ Nearby new-home projects reportedly approaching closeout
- ✓ Future Chino Avenue extension planned through the area
- ✓ Close proximity to Interstate 15, Ontario Ranch Road, Haven Avenue, retail amenities, and established neighborhoods

PROPERTY OVERVIEW

The subject property encompasses approximately 24.184 acres and is identified as APN 0218-715-09. The property is zoned MDR — Medium Density Residential and is governed by the Rich Haven Specific Plan, which establishes an applicable residential density range of 11.1 to 25 dwelling units per acre.

Based on the stated density range, the property may support approximately 268 to 605 dwelling units, subject to confirmation of net developable acreage, specific plan requirements, infrastructure, roadway obligations, site constraints, and all applicable governmental approvals.

The surrounding area includes active and recently developed residential communities by Tri Pointe Homes and RiseWell Homes. These builders currently have new-home projects in the nearby area that are reportedly approaching closeout, indicating continued residential absorption and an evolving development environment surrounding the property.

The planned Chino Avenue extension may further improve local circulation and accessibility, enhancing the site's long-term residential development positioning.

PROPERTY SUMMARY

Offering Type	Development Opportunity
Price	Price Withheld
APN	0218-715-09
Site Area	± 24.184 Acres
Zoning	MDR — Medium Density Residential
Specific Plan	Rich Haven Specific Plan
Density Range	11.1 – 25 DU/AC
Estimated Unit Yield	± 268 – 605 DU*
Nearby Roads	Haven Avenue, Ontario Ranch Road, Future Chino Avenue Extension
Freeway Access	Interstate 15 Nearby

LOCATION MAP



Property location near Haven Avenue, Ontario Ranch Road, Interstate 15, Tri Pointe Homes, and RiseWell Homes.

*Estimated unit yield is based on the stated density range and is subject to confirmation of net developable acreage, applicable specific plan standards, infrastructure requirements, roadway obligations, site constraints, and all governmental approvals.

References to nearby builder activity and project closeout status should be independently verified with the respective builders and applicable sources before publication.

PRESENTED BY

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