

NEAR THE COMMUNITIES OF: IDYLLWILD, BANNING, BEAUMONT & PALM SPRINGS

RESIDENTIAL LAND AVAILABLE

FOR SALE

±589 ACRES

BANNING | CA

RIVERSIDE COUNTY

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

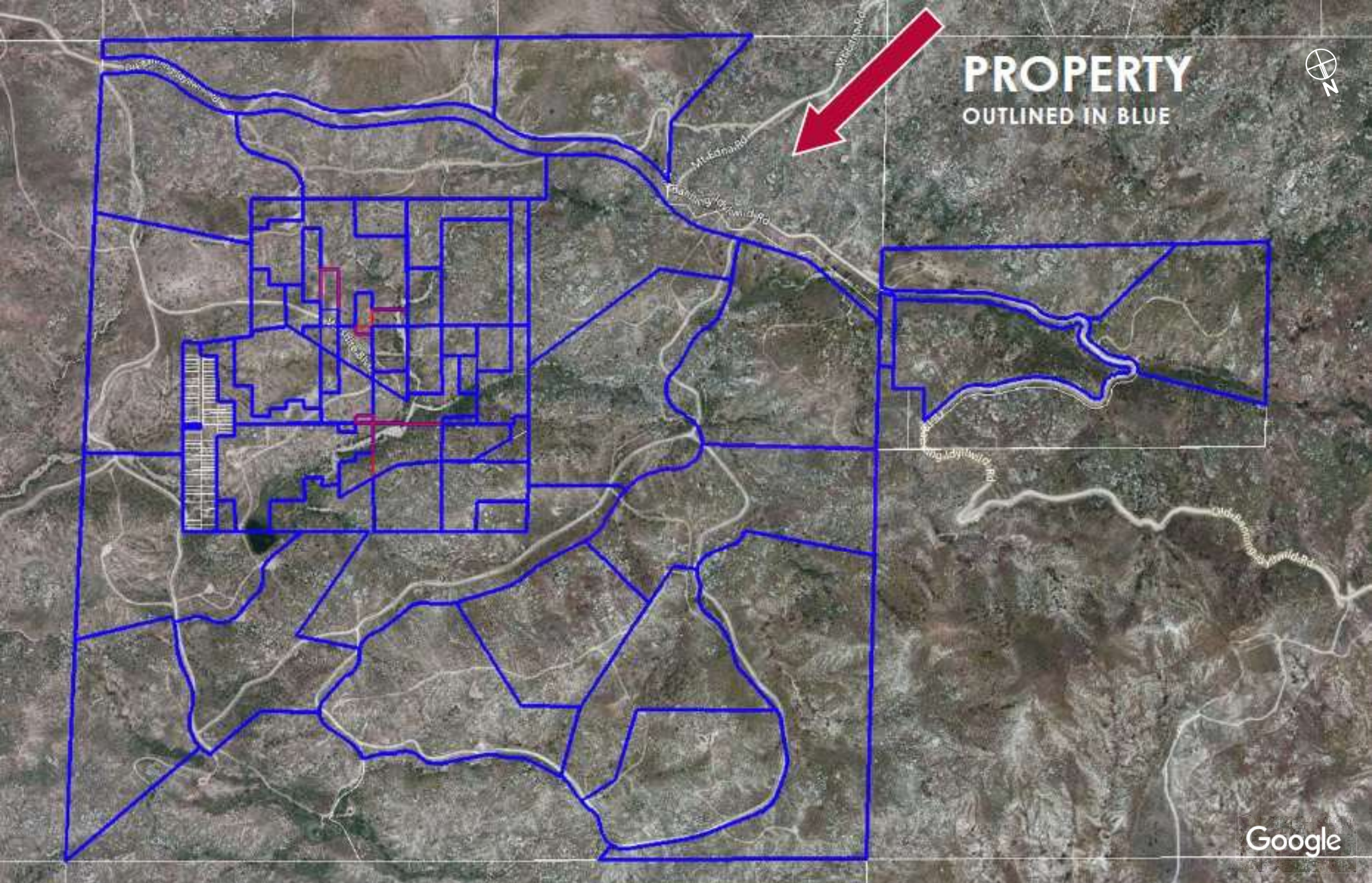
Total Acreage	±589 Acres
Location	Old Banning-Idyllwild Road, Riverside County, CA Approx. 1.5-hour drive from Los Angeles via I-10
Zoning	W-2 (Controlled Development Area, ½-acre minimum lot size)
Parcel Maps	Tract 097-069: ±450.52 acres, 18 parcels Tract 102-028: ±53.95 acres, 4 parcels Record of Survey RS 9-82: ±84.4 acres, 36 parcels
Total Parcels	58 (With additional lots approved for processing)
Topography	Bowl-shaped terrain with hills and mountainous features; scrub brush and oak trails
Views	Mountain, canyon, and valley vistas; snow-capped peaks in winter
Utilities	Water: High Valley Water District or private wells Electricity: Southern California Edison Telephone: Verizon
Access	County-maintained Old Banning-Idyllwild Road; 4-mile dirt road from Banning/Beaumont
Amenities	Over 5 miles of unpaved roads on-site Nearby BLM trails for hiking and horseback riding
Elevation	±2,887'–3,807' above sea level
Condition	Geological report completed; lots meet percolation requirements for septic systems



The offering consists of approximately 589 acres of subdivided residential land located in the scenic foothills of the San Jacinto Mountains, near the communities of Banning, Beaumont, Palm Springs, and Idyllwild in Riverside County, California. The property is situated just five miles south of Interstate 10, providing convenient access to major Southern California corridors while maintaining a private, rural atmosphere.

The land is zoned W-2 (Controlled Development Area) by Riverside County, allowing for estate-sized homes and a variety of uses including guest ranches, country clubs, mobile home parks, and equestrian facilities. The site has been surveyed and subdivided into multiple parcels under approved tract maps: RS 9-82, Tract 097-069, and Tract 102-028, offering flexibility for development or resale.

The property features panoramic mountain, canyon, and valley views at elevations ranging from 2,887 to 3,807 feet, ensuring a smog-free environment and spectacular seasonal scenery. With over five miles of private roads, proximity to Bureau of Land Management trails, and existing percolation approvals for septic systems, this acreage presents a unique opportunity for residential development, investment, or recreational retreat.



PROPERTY
OUTLINED IN BLUE



Google

← TO LOS ANGELES

(NOTE: RED PARCELS SHOWN ARE NOT A PART)

TO PALM SPRINGS →

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TRACT 097-069		
Assessor's Parcel #	Acres	Square Feet
544-070-009	30.49	1,328,144
544-070-013	20.34	8,89,010
544-070-014	18.14	790,178
544-070-015	20.87	909,097
544-070-016	26.05	1,134,738
544-070-017	19.78	861,617
544-070-018	21.86	952,222
544-070-019	27.46	1,196,158
544-080-003	27.36	1,191,802
544-080-004	22.72	989,683
544-080-007	22.2	967,032
544-080-008	46.48	2,024,669
544-080-009	29.49	1,284,584
544-080-010	20.33	885,575
544-080-011	20.33	885,575
544-080-012	28.43	1,238,411
544-080-013	24.06	1,048,054
544-080-014	24.13	1,051,103
Total	450.52	18 Parcels

TRACT 102-028		
Assessor's Parcel #	Acres	Square Feet
544-060-008	21.14	920858
544-060-006	16.6	723096
544-060-005	15.05	655578
544-060-009	1.16	5030
Total	53.95	4 Parcels

TRACT RS9-82 (Part 1)		
Assessor's Parcel #	Acres	Square Feet
544-140-008	1.56	67,954
544-140-006	0.21	9,148
544-140-005	4.5	196,020
544-140-004	1.95	84,942
544-140-003	4.49	195,584
544-140-002	2.9	126,324
544-130-076	0.14	6,098
544-130-073	0.07	3,049
544-130-068	0.07	3,049
544-130-067	0.14	6,098
544-130-065	0.07	3,049
544-130-053	0.07	3,049
544-130-048	0.13	5,663
544-130-047	4.28	186,437
544-130-046	0.53	23,087
544-130-045	11.61	505,732
544-120-010	1.85	80,586
544-120-007	0.26	11,326
544-120-006	5.76	250,906
544-120-005	1.06	46,174
544-120-004	2.38	103,673
544-120-003	0.69	30,056
544-120-002	1.58	68,825
544-110-050	6.28	273,557
544-110-049	0.13	5,663
544-110-048	1.37	59,677
544-110-047	0.13	5,663
544-110-046	2.27	98,881
544-110-045	0.69	30,056

TRACT RS9-82 (Part 2)		
Assessor's Parcel #	Acres	Square Feet
544-110-044	0.46	20,000
544-110-043	0.27	11,761
544-110-040	3.24	141,134
544-110-032	0.06	2,614
544-110-030	0.11	4,792
544-110-021	0.06	2,614
544-110-013	0.06	2,614
544-110-011	0.06	2,614
544-110-008	0.06	2,614
544-110-003	0.06	2,614
544-100-007	6.86	298,822
544-100-006	1.98	86,249
544-100-003	1.85	80,586
544-100-002	3.17	138,085
544-090-018	9.74	424,274
544-090-016	0.26	11,326
544-090-015	1.19	51,836
544-090-014	0.53	23,087
544-090-013	1.58	68,825
544-090-011	0.53	23,087
544-090-007	1.04	45,302
544-090-006	1.49	64,904
544-090-003	0.92	40,075
Total (P1 + P2)	92.75	52 Parcels

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OVERVIEW

Located east of Los Angeles and nestled in the rolling foothills of the San Jacinto Mountains. This exclusive property represents an unprecedented opportunity to own land in So. Cal for \$4,000/Acre.

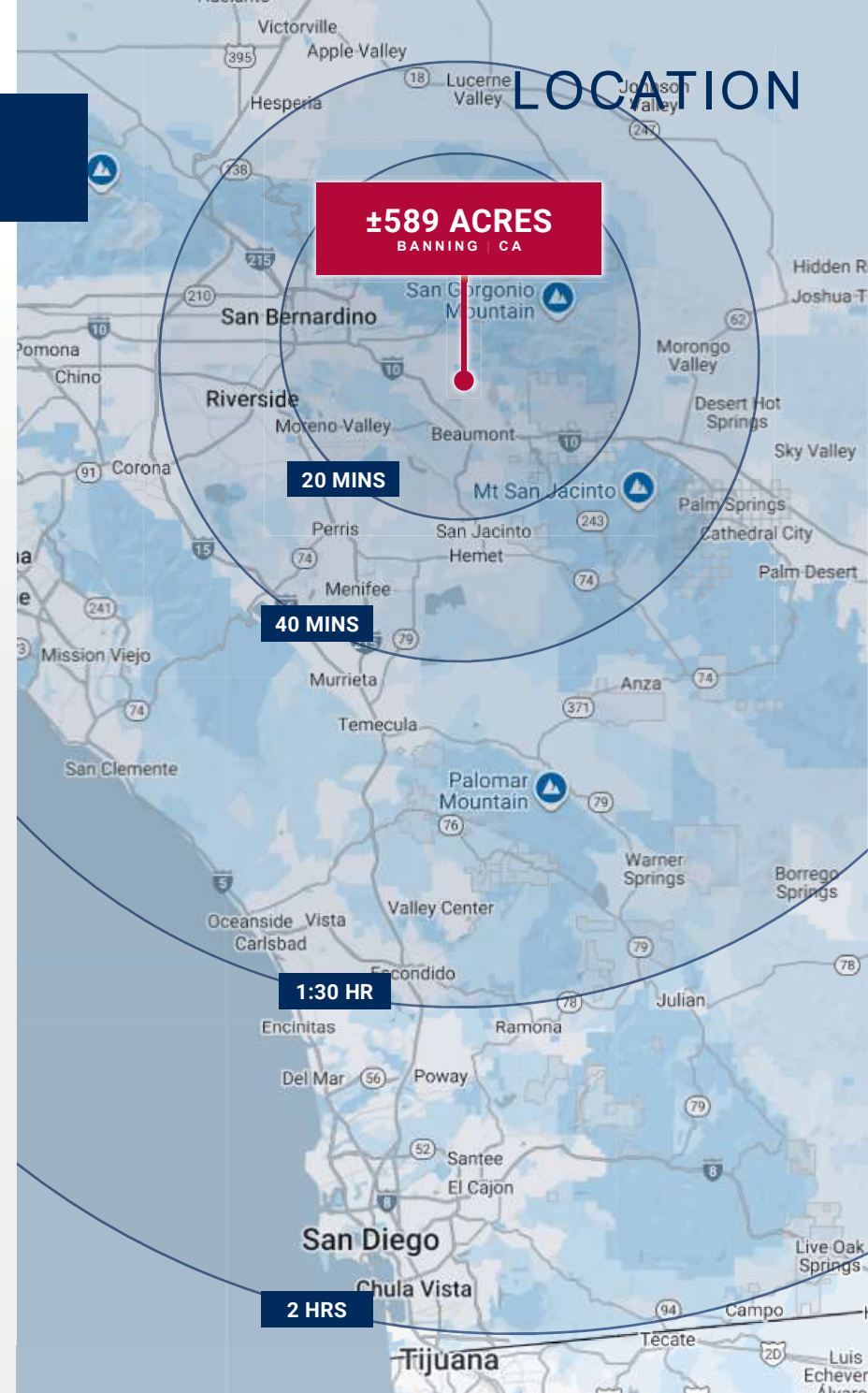
The County of Riverside has approved the parcel map containing sites of half acre to forty acres. The property offers rural “off the grid” lifestyle and yet close to city conveniences. Shopping is a mere five miles from the property.

Most of the Property is located at over 3,200 square feet above sea level, providing for a smog free environment. In the winter, the snow capped peaks of Mt. San Jacinto and Mt. San Gorgonio form the “backdrop” for the spectacular views. There are over five miles of unpaved roads on the property and over 1,000 acres of Bureau of Land Management (BLM) trails and roads nearby, which are ideal for hiking or horseback riding.

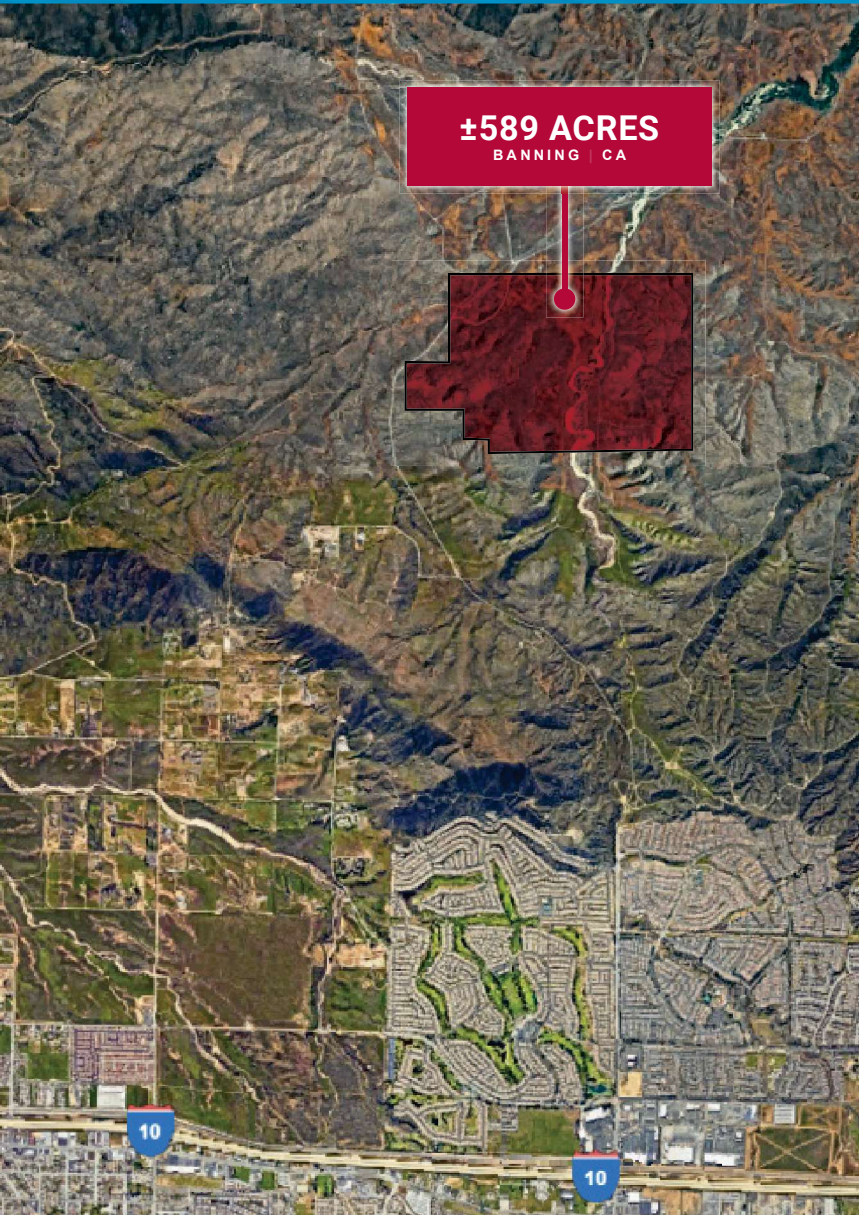
DRIVING TIME

From the greater Los Angeles area, the driving is approximately one and a half hours. Traveling Interstate 10 easterly to Banning and turning south on Highway 243.

LOCATION:	Located west of Banning Idyllwild Panoramic Highway
MUNICIPALITY:	Unincorporated County of Riverside
ZONING:	According to Riverside County Planning Department, the property is zoned W-2 (controlled development area, ½ acres minimum lot size) and allows the following permitting homes on estate size lots, guest ranches, educational institutions, country clubs, travel trailer parks, mobile home parks, commercial stables, and riding academies (partial list).
ACREAGE:	±588 Acres of Vacant Land
TRACK MAPS:	Tract RS 9-82, Tract 097-069 and Tract 102-028
LOT SIZES:	The property has been surveyed and a record of survey of 9/82 shows approval of 58 parcels and an additional 46 parcels to be processed. In addition, there are 21 larger parcels contained in the final approved parcel maps 097-069 and 102-028 previously mentioned that average 25 acres each.
TOPOGRAPHY:	The over all topography is best described as “bowl shape”; hills/mountainous, and raw land covered with scrub brush and some oak trails.
CONDITION:	County Geological Report (GIS) pertaining to this property dated September 29, 2000. Lots have the needed percolation requirements for septic tanks. There are over five miles of unpaved roads on the property.
SCHOOLS:	Banning Unified School District



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OVERVIEW

The County of Riverside has approved three (3) parcel maps located in a portion of Section 33 and Section 34, Township 3 south, Range 1-east containing approximately 597 acres. The property has been surveyed and a record of survey of 9/82 shows approval of 71 parcels and an additional 46 parcels to be processed. In addition, there are 21 larger parcels contained in the final approved parcel maps 097-069 and 102-028 previously mentioned that average 25 acres each.

This property has been subdivided, as described below:

Tract RS 9-82: These lots were part of 222 lots of RS 9-82, which were consolidated into larger lots (approximately ½ Acre) to better achieve the needed percolation requirements for septic tanks. Riverside County Planning Department provided a letter which indicated that 71 lots had been generated by the partial consolidation. This document was recorded on May 2, 1980 as Instrument No. 95328. Some lots have been sold, see attached list and assessors for a correct accounting.

Approximately 85 acres were subdivided or split into 718 lots, per Record of Survey 9-82 (“RS 982”), recorded October 14, 1930. The original lots were small lots in the range of 50’x100’. Seller has a letter that he received from the Riverside County Planning Department, dated January 16, 1981, stating the lots of RS 9-82 are legal lots and available for sale. (Please understand the difficulty of fully analyzing a Record of Survey that is 70 years old and trying to be accurate on the actual lot count).

Tract 097-069 and 102-028: The balance of the property consists of approximately 515 acres which was split into twenty-one (21) multi-acre view type lots (lot size range between 18 and 46 acres). This lot split was the result of Tract Maps 097-069 and 102-028 recorded November 4, 1981. These multi-acre lots surround the smaller lots described as RD 9-82. (Originally Parcel Map 097-069 covered twenty (20) lots, but two (2) lots have been sold. Parcel 8 sold in December 2000 for \$180,000.00 cash and Parcel 7 for \$78,000.00 cash).

PERLOCATION

The twenty-one (21) multi-acre lots of Tract Maps 097-069 and 102-028 have had percolation test and percolate adequately for septic tanks. The seller in recent years had “percolation tests” run on certain lots located in RS 9-82. Seventy-one (71) lots percolated and seller felt that an additional 20 to 30 lots would also percolate for septic tanks. These lots were part of 222 lots of RS 9-82, which were consolidated into larger lots (approximately ½ acre) to better achieve the needed percolation requirements for septic tanks. Riverside County Planning Department provided a letter which indicated that 71 lots had been generated by the partial consolidation. This document was recorded on May 2, 1980 as Instrument No. 95328.

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IMPORTANT ISSUES

The letter received from the Riverside County Planning Department dated January 16, 1981 concerns RS 9-82. The County made a very POSITIVE statement in the letter when they stated the lots of RS 0-82 are LEGAL and available for sale. If so then you have 718 lots that can be sold (legal counsel should be contracted for an opinion on this matter).

TOPOGRAPHY SOILS

The overall topography of this property is best described as "bowl shaped". The smaller lots are at the bottom of the bowl, surrounded at high elevations by the multi-acre view lots. The property is covered with scrub brush, manageable rocks and what appears to be Decomposed Granite Soil (DG). The soil appears to be easily moved as shows by partial "Pads" that have been cut on all the multi-acre lots and approximately 16 pads on the smaller lots. Seller had graded approximately five (5) miles of private roads throughout this project. At the bottom of the "bowl", surrounded by the lots of RS 9-82, an earthenware dam exists. During rainy seasons this dam can fill and provide a beautiful lake of approximately five (5) acres (presently lake may be dry).

UTILITIES

An 8" water line (High Valley Water District) and electricity runs along the Old Banning-Idyllwild Road within 150 feet of this project, and at certain locations, through the project. Review of the BRE Report for the smaller lots details the estimated costs for all utilities such as gas and telephone to be very reasonable. Southern California Electric services the area wherein the property is located. (Verify cost to bring electrical power to the property). Telephone service would be provided by Verizon. (Verify cost to bring telephone service to the property).

GEOLOGICAL REPORT

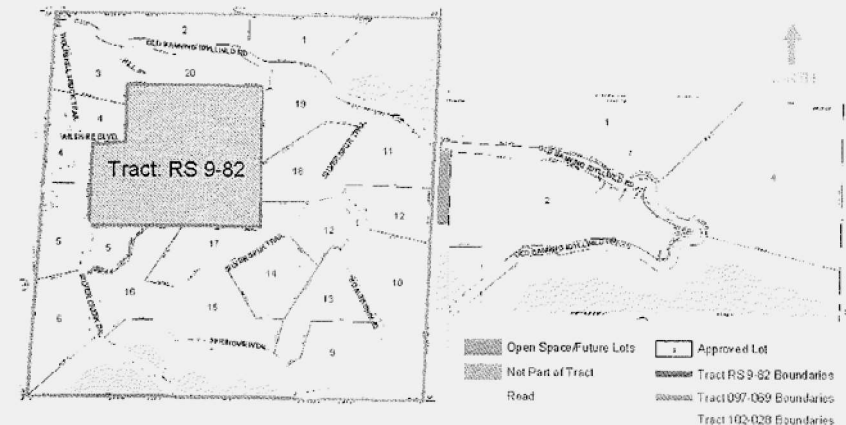
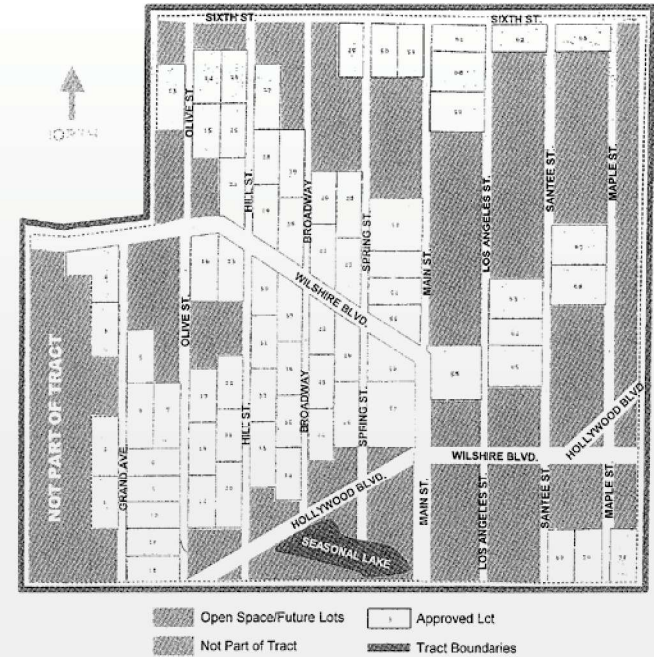
There is a County Geological Report (GIS) pertaining to this property dated September 29, 2000. It reflects that the property is not in a Seismic Fault Zone. Habitat Study Zone has no liquification problems, and is not in a Special Flood or Preserve Zone. It is located in a High Fire Zone.

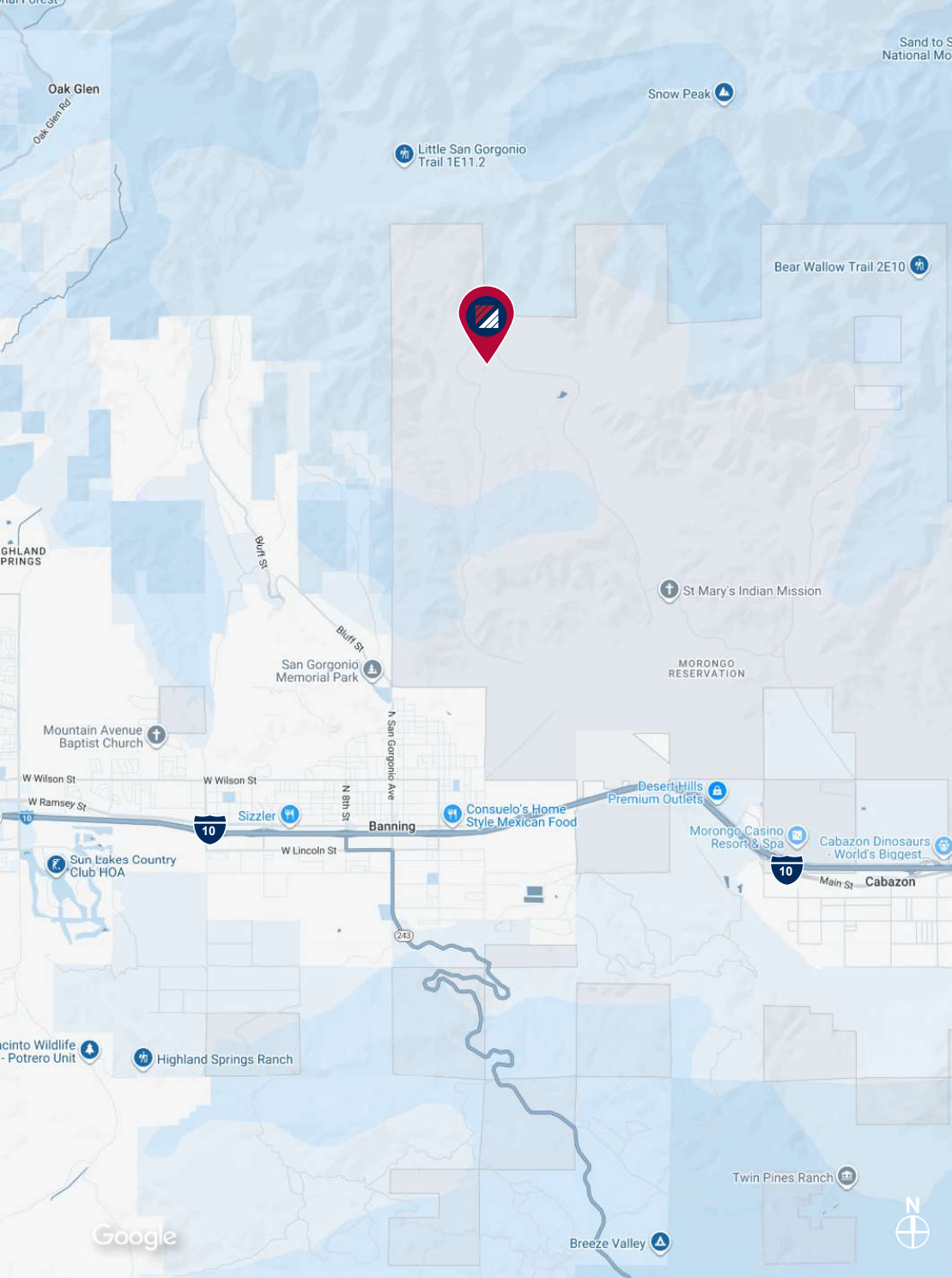
LAND USE DESIGNATION

According to the Riverside County Planning Department, the property is zoned W-2 (controlled development area) and allows the following: any use permitted in the A-1 and R-1 zones permitting homes on estate size lots, guest ranches, educational institutions, country clubs, travel trailer parks, mobile home parks, commercial stables and riding academies are a few of the uses.

Tract: RS 9-82

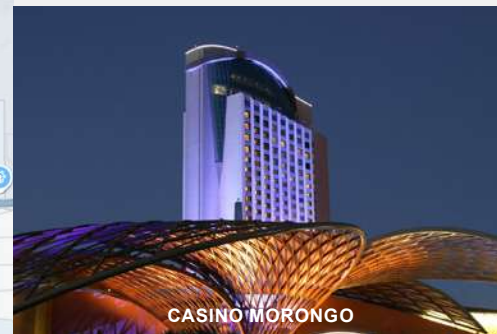
Riverside County, California





LOCAL AMENITIES

The property is ideally positioned in the foothills of the San Jacinto Mountains, just five miles south of Interstate 10 near Banning, California. This location offers a rare combination of privacy and accessibility—within 90 minutes of Los Angeles, 45 minutes to Palm Springs, and approximately two hours to San Diego. It provides convenient access to major transportation corridors, including I-10, I-15, and Highway 243, while remaining close to key amenities such as Morongo Casino, Desert Hills Premium Outlets, and Palm Springs International Airport. Surrounded by open space and BLM land, the site ensures long-term exclusivity and scenic views, making it an exceptional opportunity for residential development, retreats, or investment.



CASINO MORONGO



GOLFING & COUNTRY CLUBS



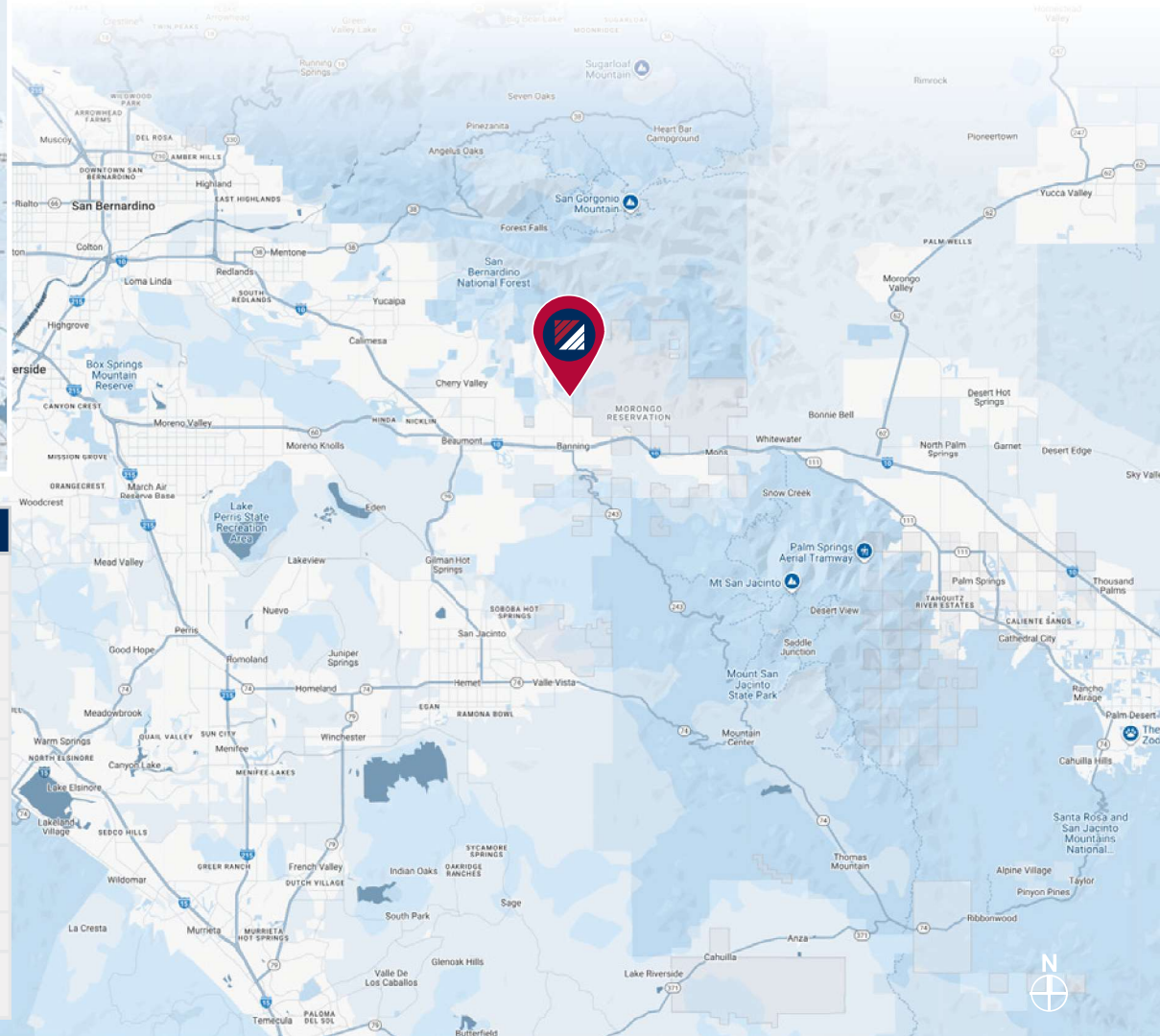
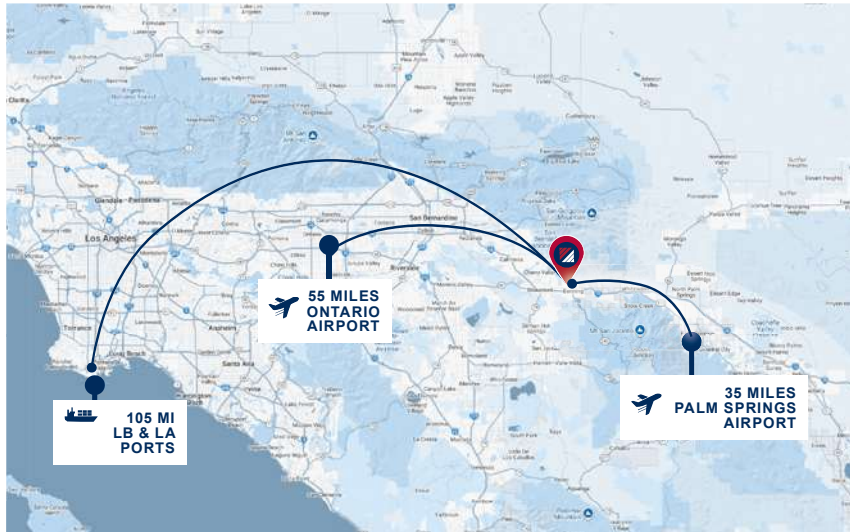
SKIING AND MOUNTAIN ACTIVITIES



RESORT AND HOTELS

LOCATION

Positioned in the tranquil foothills of the San Jacinto Mountains, this property offers a rare chance to build a community where nature and convenience meet. Imagine waking up to sweeping mountain views while being just minutes from Interstate 10—connecting you to Southern California’s most desirable destinations. Residents will enjoy easy access to shopping, dining, and entertainment in Banning and Beaumont, world-class golf and resorts in Palm Springs, and vibrant cultural hubs like Los Angeles and San Diego. Surrounded by protected open space and BLM land, this location ensures privacy, exclusivity, and a lifestyle defined by fresh air, scenic beauty, and endless outdoor recreation—all within reach of modern amenities.



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	19,861	31,979	94,204
2024 Population	19,969	32,176	96,337
2029 Population Projection	21,038	33,903	101,710
2020 Households	5,920	11,171	32,874
2024 Households	5,871	11,052	32,966
2029 Household Projection	6,169	11,610	34,680
Total Specified Consumer Spending (\$)	\$180.5M	\$325.7M	\$1.2B
Avg Household Income	\$72,112	\$70,627	\$92,754
Median Household Income	\$54,111	\$52,488	\$73,812