

515± Acres – Flamingo Heights, CA

RL-5 Zoned Rural Residential Land, San Bernardino County

OFFERING MEMORANDUM

Exclusively Listed by

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Professional Bio



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Regional Ambassador for KW Commercial (California Central/Southern and Inland Empire Regions).

Director, KW Commercial Santa Barbara/Central Coast.

Former Head of the Commercial Division for KW Commercial Hollywood Hills, Los Angeles and KW Commercial Brentwood and most recently Burbank/Glendale. Former Member of the KW Commercial National Leadership Council.

With almost 35 years of business experience behind him, David has found the Keller Williams spirit of entrepreneurship and innovation a driving force in his business. Having started the Commercial Division at Keller Williams Hollywood Hills, he has seen the growth of KW Commercial from its inception.

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Professional Bio



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Eve Gogola is a seasoned Real Estate professional with more than 20 years of experience in luxury residential sales, client relations, marketing, business development, and transaction management throughout Los Angeles and the South Bay. Having worked alongside top-producing teams including the Ed Kaminsky organization, Eve has built a reputation for delivering exceptional client service, strategic marketing, and strong negotiation skills. Her background spans luxury home sales, relocation services, lead generation, CRM development, and relationship management. Known for her professionalism, market knowledge, and personalized approach, Eve is dedicated to helping buyers, sellers, and investors achieve their real estate goals while creating a seamless and rewarding experience.

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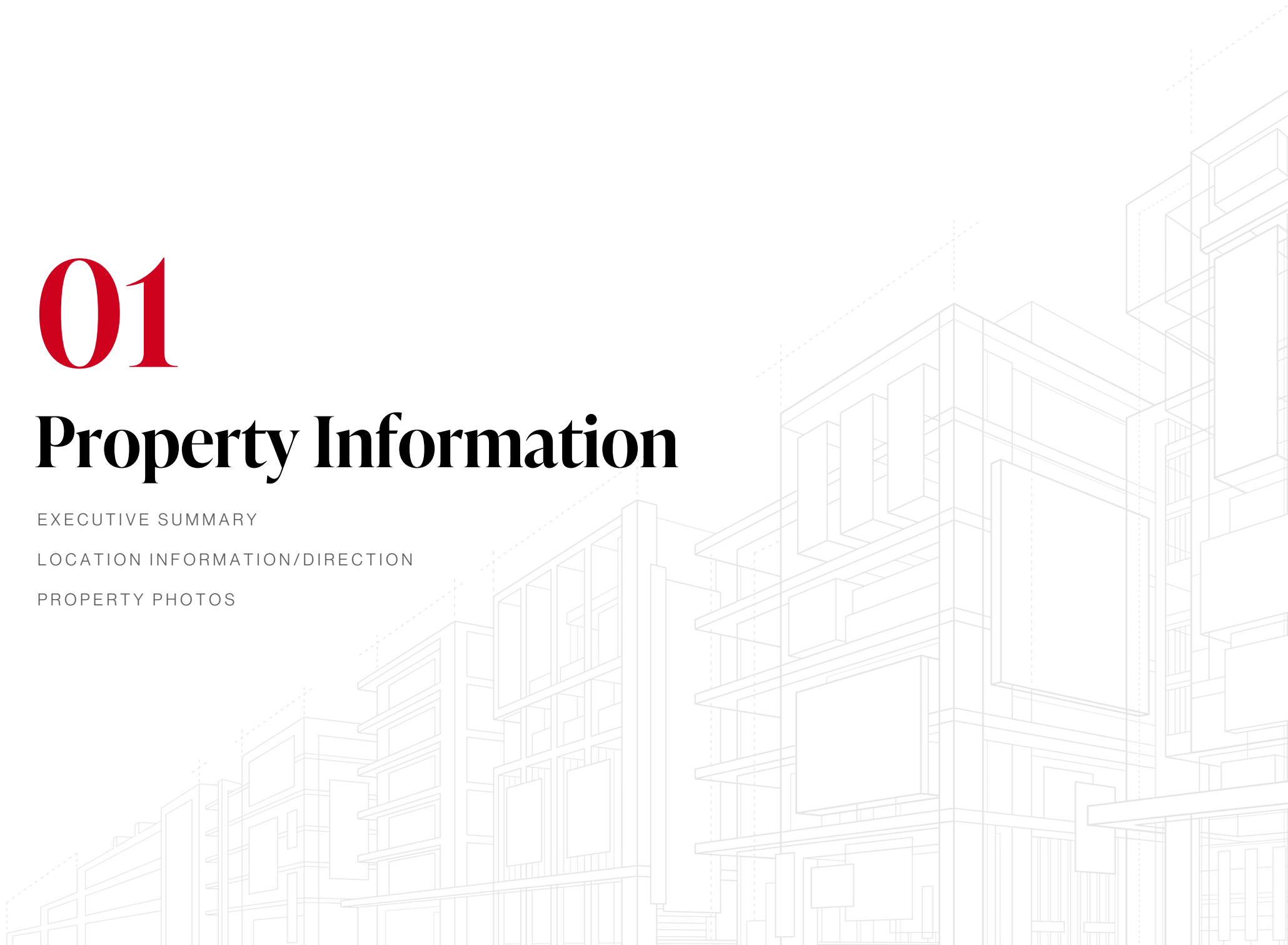
01

Property Information

EXECUTIVE SUMMARY

LOCATION INFORMATION/DIRECTION

PROPERTY PHOTOS



Executive Summary



Price:	\$2,999,999
Price / Acre:	\$5,825
Lot Size:	515 Acres
Access:	Bisected by State Rte 247
Cross Streets:	See Property Description Page
Permitted Uses:	See Zoning Page
Zoning:	RL-5
APN:	0597-231-01-0000

Property Highlights

- 514.94± contiguous acres, Assessor's Parcel Number 0597-231-01-0000, unincorporated San Bernardino County.
- Confirmed RL-5 (Rural Living, 5-acre minimum) zoning under San Bernardino County Development Code §82.04.050 — a by-right path for single-family residential and rural estate development.
- Bisected by State Route 247 (Old Woman Springs Road): 100± acres east with direct highway frontage, and 415± acres west.
- Elevation ranges from approximately 3,600 to 4,000 feet on the western portion, with sweeping, unobstructed high-desert mountain views.
- Bounded by La Brisa Drive to the north and Pipes Canyon Road to the south.
- Located within the Homestead Valley Community Plan area, Morongo Basin high desert region.
- Proximate to Yucca Valley, Pioneertown, and Joshua Tree National Park (2.9M+ annual visitors, National Park Service, 2024).
- Offered as a single contiguous holding, with potential to evaluate the eastern and western sections independently — buyer to confirm feasibility with San Bernardino County.

Property Overview

KW Regional Advisors is pleased to offer 514.94± contiguous acres in the Flamingo Heights area of San Bernardino County's Morongo Basin high desert — one of the larger contiguous land holdings to reach this corridor in recent years. The property carries a confirmed RL-5 (Rural Living, 5-acre minimum) zoning designation, establishing a by-right framework for single-family residential use and a clear regulatory path toward rural estate-lot subdivision, subject to County approval and standard entitlement processes.

State Route 247 (Old Woman Springs Road) divides the property into two distinct parcels — a 100± acre eastern section with direct highway frontage and a 415± acre western section rising to a dramatic high-desert ridge — giving a buyer the flexibility to underwrite the asset as a single estate-scale holding, a phased subdivision, or a combination of both.

Location & Regional Context

The property sits in the Flamingo Heights area of the Morongo Basin, one of Southern California's closely watched high-desert submarkets, within reach of Yucca Valley, Pioneertown, and Joshua Tree National Park. The surrounding area combines long-established rural residential character with ongoing interest from land buyers, ranch-estate purchasers, and conservation organizations active in the region. San Bernardino County Land Use Services governs all land-use and permitting matters for the property, which lies entirely within unincorporated county territory.

Zoning & Land Use Snapshot

The property is zoned RL-5 (Rural Living, 5-acre minimum) under San Bernardino County Development Code §82.04.050, supporting single-family residential use, incidental agriculture, and private animal keeping by right, with additional uses available through County discretionary permit. The RL-5 suffix establishes a 5-acre minimum for any new lot created by subdivision; actual net yield depends on right-of-way dedication, topography, environmental constraints, and County approval. A detailed Zoning Summary & Potential Allowable Uses report is available in the offering materials. All zoning, use, and entitlement information should be independently verified by the buyer directly with San Bernardino County Land Use Services prior to purchase.



Location & Regional Context

The property sits in the Flamingo Heights area of the Morongo Basin, one of Southern California's closely watched high-desert submarkets, within reach of Yucca Valley, Pioneertown, and Joshua Tree National Park. The surrounding area combines long-established rural residential character with ongoing interest from land buyers, ranch-estate purchasers, and conservation organizations active in the region. San Bernardino County Land Use Services governs all land-use and permitting matters for the property, which lies entirely within unincorporated county territory.

Location Description & Driving Directions

General Location

The property lies in the Flamingo Heights area of the Morongo Basin high desert, in unincorporated San Bernardino County. It fronts both sides of State Route 247 (Old Woman Springs Road), roughly 8 miles north of that highway's junction with State Route 62 (Twentynine Palms Highway) in the Town of Yucca Valley. Measured from the property's SR-247 frontage, the community of Landers lies a few miles to the northeast, on the same general stretch of high desert. La Copine, a well-known restaurant and local landmark, sits at the southwest corner of SR-247 and Perris Street, approximately 2.2 miles north of the property's northern boundary at the SR-247 / La Brisa Drive intersection — roughly a 3-minute drive further up the highway.

On a map, look for the property along SR-247 between the La Brisa Drive and Pipes Canyon Road cross streets — La Brisa Drive marks the property's approximate northern edge and Pipes Canyon Road its approximate southern edge. The highway physically splits the holding into an eastern section (flatter, direct highway frontage) and a larger western section, where the terrain rises toward a ridge on the property's western edge. In person, the site reads as open high-desert terrain — scattered Joshua trees and desert scrub, scattered rural homesteads along the highway, with rising elevation and mountain views to the west.

Driving Directions — From the South (Coachella Valley / I-10 Corridor)

1. **Take Interstate 10 East towards Palm Springs.**
2. **Take State Route 62 (Twentynine Palms Highway)** and head north/east toward the Town of Yucca Valley.
3. **In Yucca Valley, continue on Highway 62 to its signalized junction with Old Woman Springs Road (SR-247)** and turn north onto SR-247.
4. **Continue north on SR-247 for approximately 8 miles** through the Johnson Valley area and into Flamingo Heights.
5. **Watch for La Brisa Drive and Pipes Canyon Road** — The southern border of the land is approximately just north of Pipes Canyon Road. The northern border of the land is approximately near Las Brisas Road

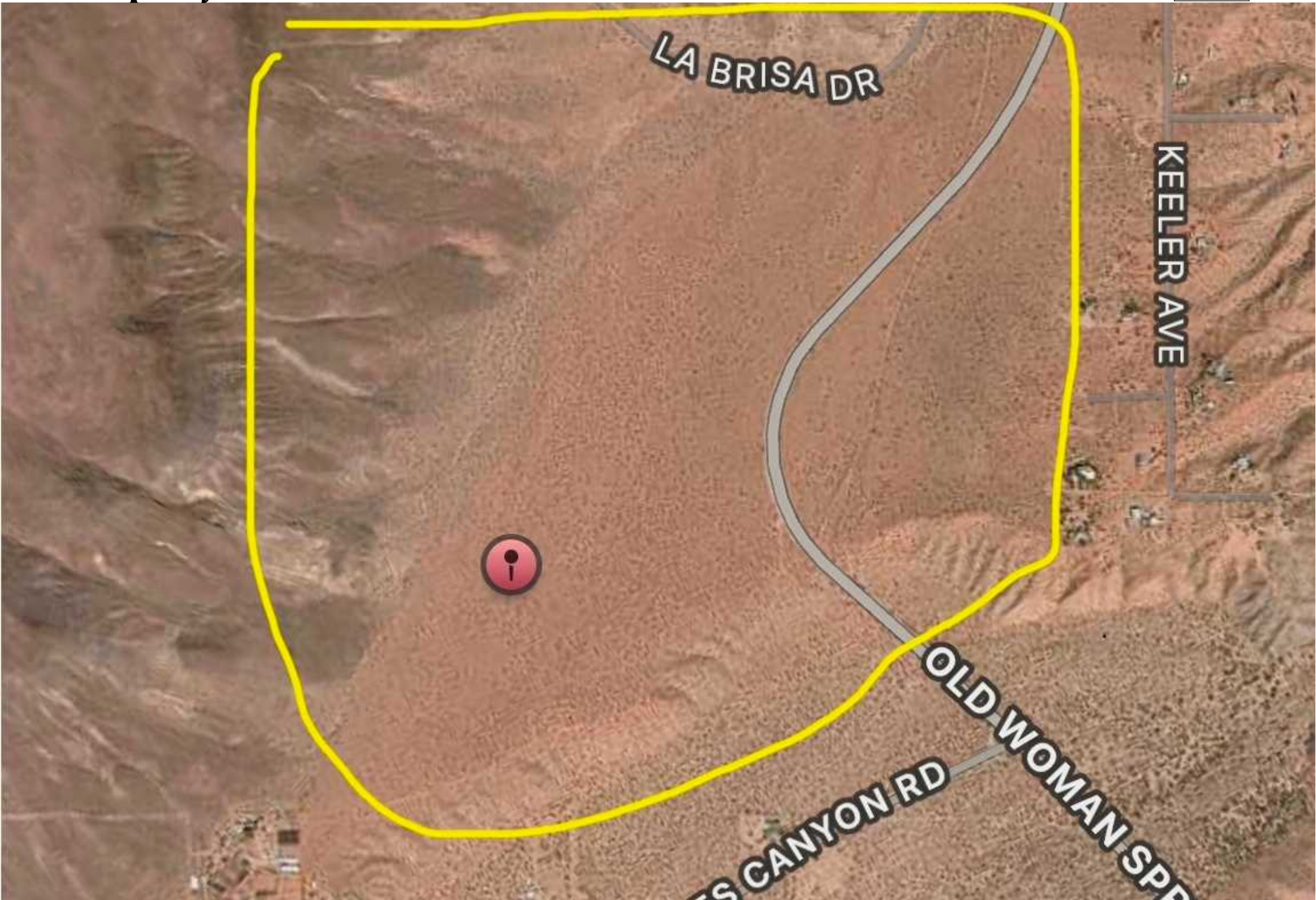
Driving Directions — From the North (Victorville / I-15 Corridor)

6. **From Interstate 15, exit onto State Route 18 (Bear Valley Road)** and head east through Apple Valley toward Lucerne Valley.
7. **In Lucerne Valley, Highway 18 connects to State Route 247 (Old Woman Springs Road / Barstow Road)** — continue onto SR-247 heading south/southeast.
8. **Follow SR-247 south through the Johnson Valley area** toward Flamingo Heights.
9. **Watch for Pipes Canyon Road and La Brisa Drive** — the property fronts SR-247 on both sides of the highway between these two cross streets.

Property Photos



Property Photos



02

Trade Area Overview

AREA OVERVIEW

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

DEMOGRAPHICS



SAN BERNARDINO COUNTY & THE MORONGO BASIN

515± Acres — Flamingo Heights / Yucca Valley, CA | APN 0597-231-01-0000

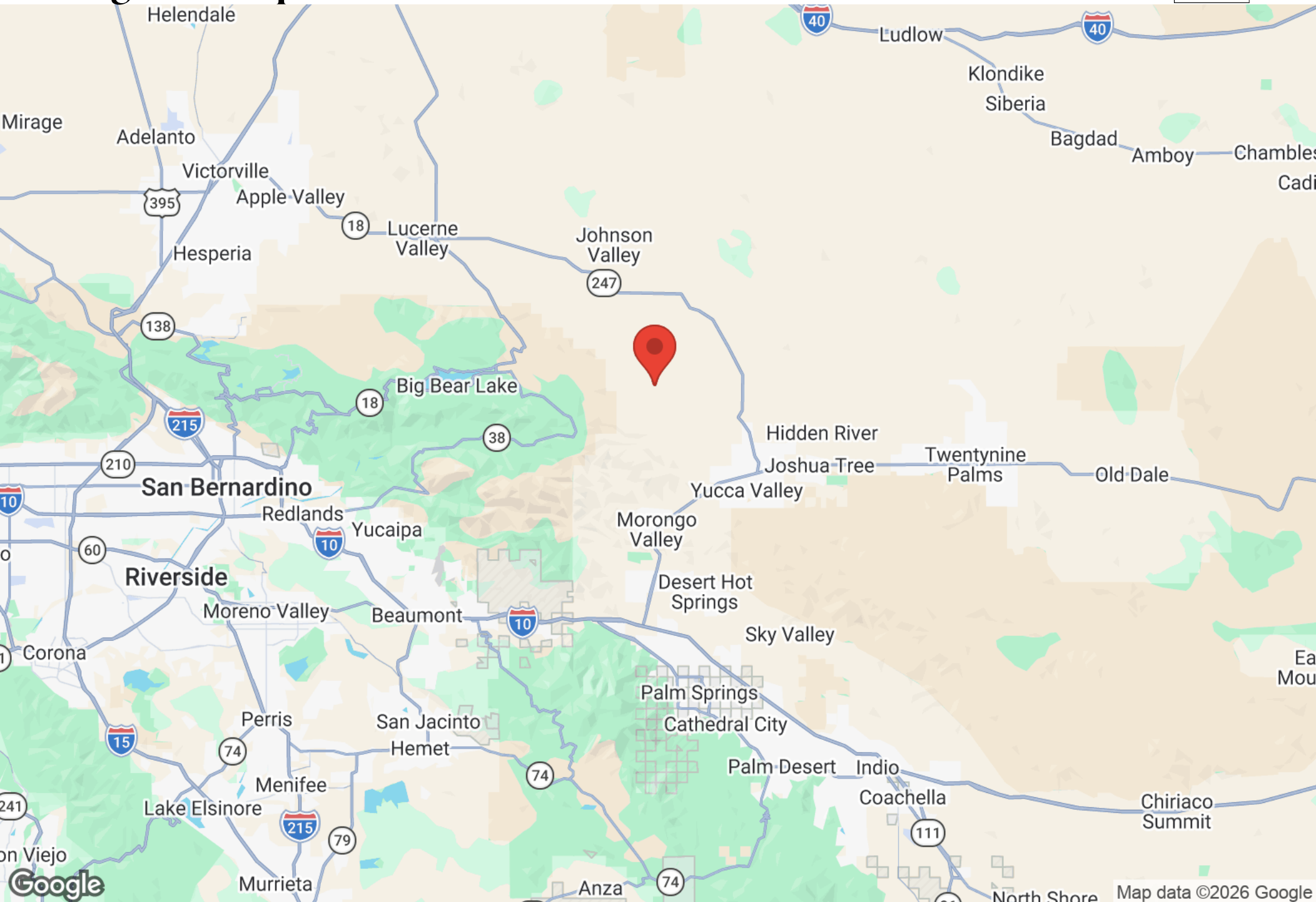


The property lies in the eastern desert portion of San Bernardino County — at 20,105 square miles, the largest county by land area in the contiguous United States, with a population of approximately 2.2 million. More than 80% of the county's land is federally owned, concentrated in this eastern region alongside Joshua Tree National Park and the Mojave National Preserve. The county's population and logistics-driven economy are concentrated in the Inland Empire valley region to the southwest; the high desert and eastern desert, by contrast, remain sparsely developed and are shaped primarily by tourism, rural residential use, and public land.

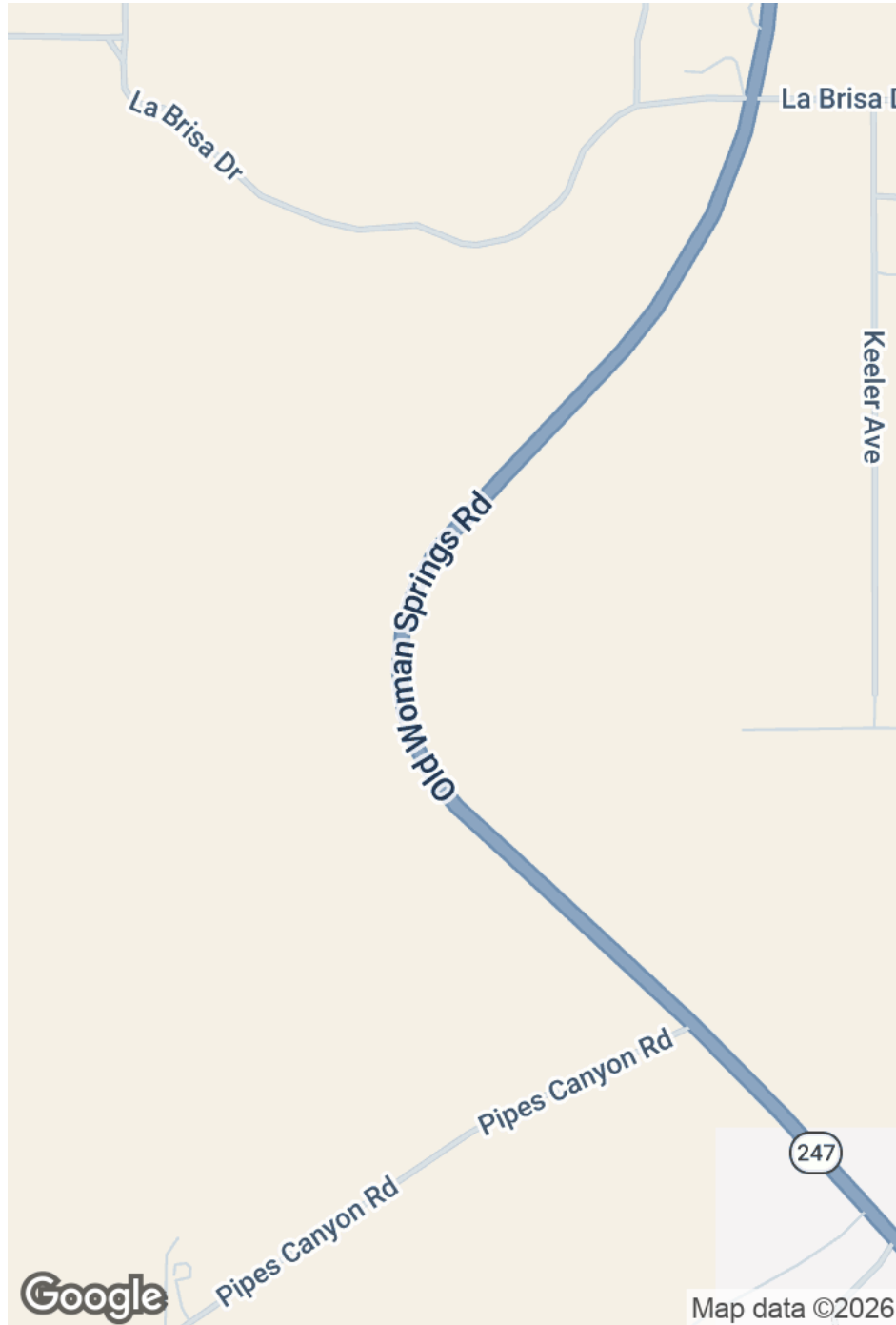
The property sits within the Morongo Basin, the high-desert region surrounding the town of Yucca Valley, roughly 20 miles north of Palm Springs and 49 miles east of the city of San Bernardino. Yucca Valley (population approximately 21,900) is a gateway community to Joshua Tree National Park, with an economy centered on tourism and retail services along the Highway 62 corridor, alongside the nearby Marine Corps Air Ground Combat Center at Twentynine Palms. Surrounding Morongo Basin communities — including Landers, Flamingo Heights, and Pioneertown — retain a rural, low-density high-desert character.

Joshua Tree National Park, encompassing 795,156 acres across the Mojave and Colorado desert ecosystems, borders the Morongo Basin to the south. Originally designated a national monument in 1936 and redesignated a national park in 1994, it drew more than 2.9 million visitors in 2024, generating an estimated \$179 million in direct visitor spending and a total economic contribution of \$214 million to nearby communities, according to the National Park Service. The park anchors a growing regional tourism economy across the Morongo Basin high desert.

Regional Map

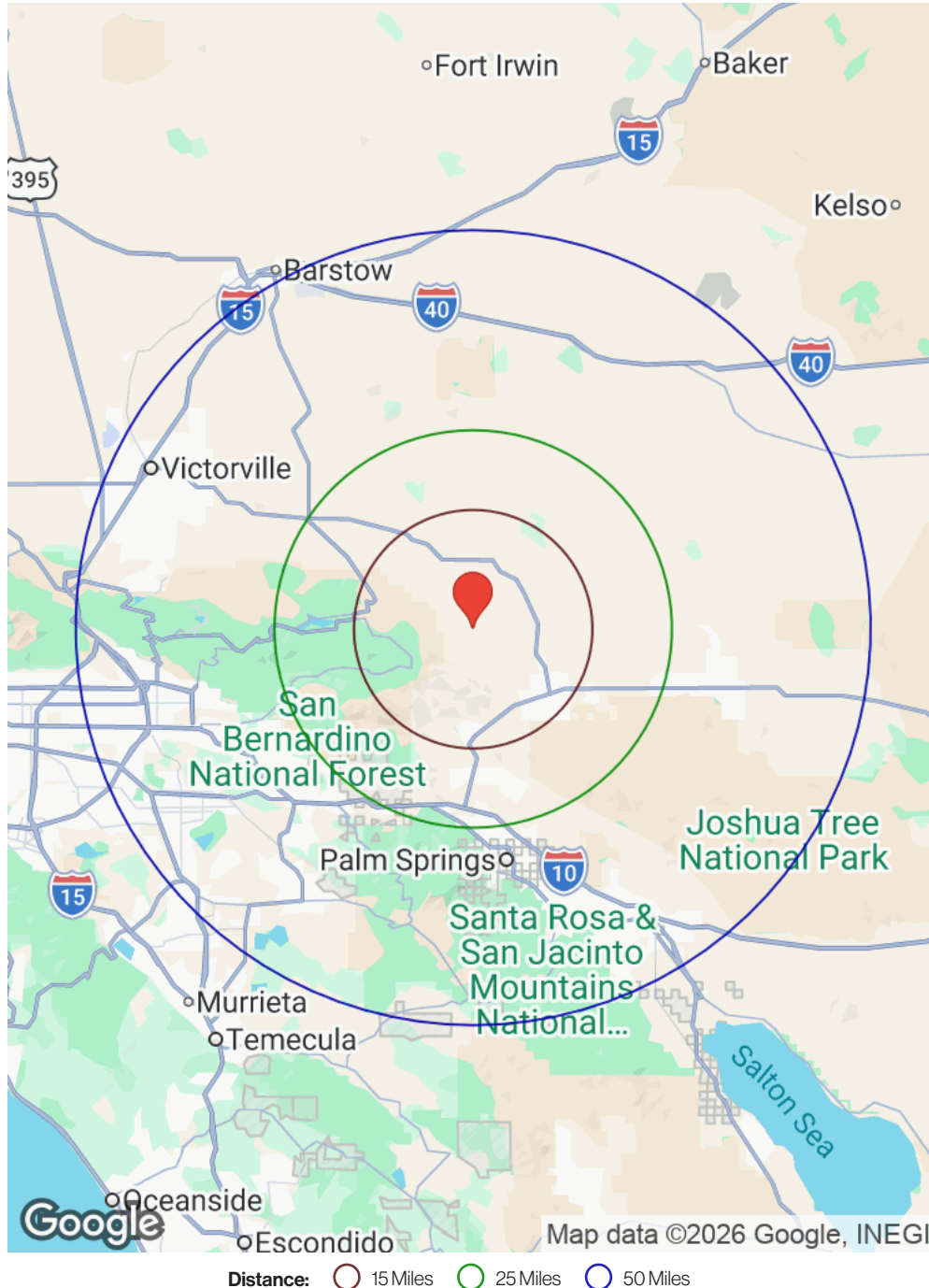


Location Maps





Demographics



Category	Sub-category	15 Miles	25 Miles	50 Miles
Population	Male	25,021	74,474	1,302,362
	Female	23,969	70,718	1,294,061
	Total Population	48,990	145,192	2,596,423
Race / Ethnicity	White	26,611	64,901	731,412
	Black	1,563	6,330	212,907
	Am In/AK Nat	230	755	8,568
	Hawaiian	69	189	5,193
	Hispanic	16,906	62,984	1,416,608
	Asian	1,617	4,675	155,006
	Multiracial	1,509	4,196	57,900
	Other	485	1,162	8,828
Housing	Total Units	25,513	71,697	955,469
	Occupied	21,173	58,974	863,412
	Owner Occupied	14,776	38,201	535,858
	Renter Occupied	6,397	20,773	327,554
	Vacant	4,340	12,723	92,057
Age	Ages 0 - 14	8,245	25,286	501,531
	Ages 15 - 24	4,802	16,124	368,243
	Ages 25 - 54	16,820	52,325	1,013,424
	Ages 55 - 64	7,429	20,379	293,276
	Ages 65+	11,695	31,078	419,950
Income	Median	\$66,426	\$67,443	\$85,792
	Under \$15k	2,376	6,446	65,736
	\$15k - \$25k	1,698	4,593	46,069
	\$25k - \$35k	1,083	4,555	50,304
	\$35k - \$50k	3,224	7,266	88,801
	\$50k - \$75k	3,368	9,322	133,491
	\$75k - \$100k	2,298	7,137	109,575
	\$100k - \$150k	3,601	9,974	166,920
	\$150k - \$200k	1,839	5,083	92,815
	Over \$200k	1,685	4,598	109,701

03

Zoning Information

ZONING INFORMATION



ZONING SUMMARY & POTENTIAL ALLOWABLE USES

514.94± Gross Acres | APN 0597-231-01-0000 | Unincorporated San Bernardino County, California

Flamingo Heights / Yucca Valley area – Homestead Valley Community Plan

This summary is provided for general informational purposes only, to assist a prospective buyer in beginning its own due diligence. It is not a representation, warranty, or guarantee of current zoning, permitted uses, subdivision potential, or entitlement feasibility. Zoning designations, development standards, and permit requirements are subject to change and must be independently verified by the buyer directly with San Bernardino County prior to entering into any purchase agreement or relying on this information for underwriting, financing, or development purposes.

1. Property & Jurisdictional Summary

Assessor's Parcel Number	0597-231-01-0000
Gross Acreage	514.94± acres (per San Bernardino County Assessor records)
Legal Description Reference	Fractional Section 3, Township 1N/2N, Range 5E, S.B.B.&M.; Assessor's Map Book 0597, Page 23, San Bernardino County
Jurisdiction	Unincorporated San Bernardino County (outside the municipal boundary of the Town of Yucca Valley)
Governing Land Use Authority	San Bernardino County Land Use Services Department
Community Plan Area	Homestead Valley Community Plan
Tax Rate Area	Morongo Unified, 94041

State Route 247 (Old Woman Springs Road) physically divides the property into two sections – approximately 100± acres east of the highway and approximately 415± acres west of the highway. The property is generally bounded by La Brisa Drive to the north and Pipes Canyon Road to the south. Buyers evaluating a development or subdivision plan should account for separate access and infrastructure requirements on each side of the highway.

2. Current Zoning Designation

The property is currently designated RL-5 (Rural Living, 5-acre minimum lot size) under the San Bernardino County Development Code (§82.04.050). The RL district is intended to provide areas for rural residential uses, incidental agricultural uses, and other low-intensity uses compatible with a rural, open-space character. The “-5” suffix establishes a 5-acre minimum parcel size, a 150-foot minimum lot width and depth, and a maximum width-to-depth ratio, for any new legal lot created through subdivision.

Zoning designations and development standards shown here reflect the most recent information reviewed by KW Regional Advisors and are subject to change without notice. Buyer should confirm the current zoning designation and applicable development standards directly with San Bernardino County Land Use Services (contact information in Section 5) before relying on this summary.

3. Potential Allowable Uses

The uses identified below are generally associated with the RL zoning district under the San Bernardino County Development Code. They are presented as potential allowable uses for buyer's preliminary reference only – actual permit requirements, site-specific standards, and approval timelines must be confirmed with the County on a use-by-use basis.

Uses Potentially Permitted By Right

Subject to standard building, grading, and environmental health permits:

- **Single-family residential** – one primary dwelling per legal lot of record
- **Accessory Dwelling Units (ADU) and Junior ADU** – subject to applicable state law and County standards
- **Guest housing** – detached, non-paying accessory living quarters
- **Incidental agriculture** – crop production, orchards, vineyards, horticulture, and nurseries
- **Private animal keeping** – horses, livestock, and poultry for non-commercial use, scaled to acreage under County Code §84.04

Uses That May Require Discretionary Approval

Typically requiring a Special Use Permit (SUP), Minor Use Permit (MUP), or Conditional Use Permit (CUP), and in some cases a public hearing:

- **Short-term rentals** – Special Use Permit required
- **Commercial kennels/catteries** – MUP or CUP, on sites of at least 2.5 acres
- **Equestrian and agritourism facilities** – commercial riding stables, arenas, or agritourism uses (MUP/CUP)
- **Quasi-public and institutional uses** – places of worship, private schools, training facilities, and wireless communication facilities, subject to public hearing
- **Home occupation / cottage industry uses** – certain trades and Class III home occupations on qualifying acreage, per County Home Occupation Ordinance §84.12; Desert Region provisions may apply and should be confirmed with the County

Potential Subdivision / Multi-Lot Use

The RL-5 designation establishes a 5-acre minimum lot size for new parcels created through subdivision. Applying that minimum to the property's gross acreage yields a theoretical maximum of approximately 100 lots. This figure is illustrative only – it does not account for road and utility dedication, easements, topography, slope-density requirements, environmental constraints, or the County's subdivision approval process, and should not be relied upon for underwriting or pricing purposes. Actual net yield, if any, can only be established through a buyer-commissioned engineering, topographic, and environmental analysis and formal submittal to the County.

4. Site & Regulatory Considerations for Buyer Due Diligence

The following items are identified for buyer's independent investigation. This list is not exhaustive, and KW Regional Advisors makes no representation as to the applicability, cost, or timeline associated with any of the items below.

- **Highway bisection** – SR-247 (Old Woman Springs Road) divides the property into an eastern and a western section; any development plan should account for separate access and infrastructure on each side.
- **Topography** – elevation across the property ranges from approximately 3,600 feet to a ridge of approximately 4,000 feet on the western portion. Steeper terrain may be subject to a County slope-density formula requiring larger minimum lot sizes in certain areas – confirm applicability with the County.
- **Western Joshua Tree Conservation Act** – administered by the California Department of Fish and Wildlife (CDFW). Grading or construction within 50 feet of a western Joshua tree may require an Incidental Take Permit. Buyer should commission a Joshua tree survey prior to finalizing any development plan.
- **Biological resources** – potential habitat for desert tortoise or other special-status species has not been independently confirmed for this property. Buyer should commission a biological resources assessment.



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- **CEQA review** – any subdivision, tract map, or discretionary entitlement will trigger environmental review under the California Environmental Quality Act.
- **Water supply** – buyer should independently confirm groundwater availability (e.g., test well data) sufficient to support any proposed use.
- **Community Plan consistency** – the property lies within the Homestead Valley Community Plan area; any development proposal should be evaluated against applicable community plan policies.

5. San Bernardino County – Land Use Contact Information

Department	San Bernardino County Land Use Services Department
Main Office Address	385 N. Arrowhead Avenue, San Bernardino, CA 92415
High Desert Office	Jerry Lewis High Desert Government Center, 15900 Smoke Tree Street, Suite 131, Hesperia, CA 92345
Main Phone	(909) 387-8311
Website	lus.sbcounty.gov

Prospective buyers are encouraged to contact San Bernardino County Land Use Services directly to confirm current zoning, permitted uses, subdivision requirements, and any applicable overlays or environmental restrictions prior to finalizing an offer or underwriting.

KW Regional Advisors and its agents have not independently verified all information contained in this summary and make no representation or warranty, express or implied, as to its accuracy or completeness. This document does not constitute legal, engineering, or land-use advice. Prospective buyers are solely responsible for conducting their own independent investigation of zoning, permitted uses, environmental conditions, and all other matters material to their decision to purchase, and should engage qualified legal, engineering, and planning professionals as needed.

04

KW Regional Advisors

KW COMMERCIAL

KW REGIONAL ADVISORS



KW Commercial is the commercial real estate arm of KW Commercial, the number one real estate company in the United States. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer.

When you work with a KW Commercial broker, you aren't just working with a single broker, you're hiring a vast network of dedicated real estate professionals. That's our commitment to you.



- 940 Offices Worldwide
- 2,500+ Commercial Brokers
- 20TH In Global Transaction Volume
- 13^h in Lipsey Brand Ranking
- 180,000 Residential Agents
- Licensed in 49 States

KW COMMERCIAL AFFILIATION



MISSION STATEMENT

To create a boutique alliance of key regional agents from Los Angeles to San Luis Obispo County, working together to provide buyers and sellers greater opportunities within the region. Uniting the Markets just north of Los Angeles and the opportunities they offer, with the core investment community of the state's largest metro. Bringing to life the foundational premises of Local Expertise & Community Presence with a National Commercial Real Estate Reach. LOCAL/REGIONAL & GLOBAL.



THE TEAM

David Moskowitz (Managing Director: KW Commercial Santa Barbara/Central Coast): David is currently heading the Commercial Division For KW Santa Barbara/Central Coast. He is also the Regional Ambassador for KW Commercial in the CA-Central Southern and Inland Empire Regions. Formerly the Managing Director for KW Commercial at various Market Centers in Los Angeles including: Hollywood Hills, Brentwood and Burbank/Glendale. David was also a founding member of the KW Commercial National Leadership Counsel. David has built successful and comprehensive real estate practice based on knowing his clients goals, ethics, diligence, superior service, professionalism and long-term relationships.

Kathy Partch (Director of Sales, Los Angeles & Ventura County): Kathy is Director of Commercial Sales at ICS Real Estate, an independently owned division of KW Commercial focused primarily in Southern California. She brings a wealth of professional experience as an Accountant, Principal, Builder, Syndicator and Investor for over 25-years. Focused on business owners, Kathy and her team specialize in industrial warehouses, manufacturing, retail shopping centers and single-tenant business properties, but experienced across all commercial real estate asset types.

Scott Taylor (Senior Commercial Advisor, San Luis Obispo County): An accomplished real estate professional with more than two decades of experience, Scott is a trusted commercial advisor serving the California Central Coast. As a licensed broker across four states (California, Arizona, Nevada, and Utah), Scott has developed an expertise in medical and dental practice sales alongside his work in retail, mixed-use, retail and multifamily property transactions. Scott's leadership experience is extensive. As Principal Broker at Keller Williams Realty Central Coast from 2016-2020, he managed over 200 agents and brokers, overseeing more than 900 transactions annually. His ability to guide large teams through complex deals and maintain high professional standards has earned him a reputation for results-driven leadership.

PROFILE



DAVID MOSKOWITZ

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PROFESSIONAL BACKGROUND

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Regional Ambassador, KW Commercial
California Central/Southern & Inland Empire

Former Division Head, KW Commercial:
Hollywood Hills, Brentwood & Burbank/Glendale

Founding Member KWC National Leadership Counsel

SPECIALTY

- Retail Sales, STNL & Strip Centers
- Multifamily and Investment Property
- 1031 Tax Deferred Exchanging

SUMMARY

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PROFILE



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PROFESSIONAL BACKGROUND

2025 SRAR Commercial & Investment Division Board
Member SRAR (Southland Regional Realtors® Association)

KW Commercial Regional Ambassador Associate

CA Central/Southern

SPECIALTY

- Retail Sales and Leasing
- Industrial Sales and Leasing
- 1031 Tax Deferred Exchanging

SUMMARY

Focused on business owners, Kathy specializes in industrial warehouses, manufacturing, retail shopping centers and single-tenant business properties, but experienced across all commercial real estate asset types. Kathy is also an expert in 1031 Exchanges and exchange alternatives for both investment and retirees. Kathy adds value through assisting her clients with real property ownership or investments.

PROFILE



SCOTT TAYLOR, MBA

Sr Commercial Advisor, Broker Associate
San Luis Obispo/Santa Barbara
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PROFESSIONAL BACKGROUND

Senior Commercial Advisor, KW Commercial, Central Coast

VP Operations, Southwest States, Integrity Practice Sales
2020- 2024

Commercial Broker Associate, KW Commercial: SLO/SB
Counties 2016-2020

SPECIALTY

- Multifamily and Investment Property
- Dental/Medical Leasing & Sales Leasing,
- Industrial and Retail Investments

SUMMARY

An accomplished real estate professional with more than two decades of experience, Scott is a trusted commercial advisor serving the California Central Coast. As a licensed broker across four states (California, Arizona, Nevada, and Utah), Scott has developed an expertise in medical and dental practice sales alongside his work in retail, mixed-use, and industrial. Scott's leadership experience is extensive. As Principal Broker at Keller Williams Realty Central Coast from 2016-2020, he managed over 200 agents and brokers, overseeing more than 900 transactions annually. Scott is also dedicated to the local real estate community, having served as Chairman and Interim Board Member for the local Association of Realtors.