



180 Acres of Prime Residential Development Land | Fee Simple | Zoned: RS

0 ABERDEEN DR/WARREN VISTA, YUCCA VALLEY, CA 92284

APN: 0598-172-04-0000 and APN: 0598-172-05-0000

Represented
by

Realty Trust

Exceptional opportunity to acquire approximately 180 contiguous fee simple acres with outstanding residential development potential. Predominantly flat and usable, this expansive property offers a rare chance to develop in an area experiencing continued demand for new housing and larger residential parcels. Multiple existing subdivision streets border the property, including a paved road extending along the full length of both parcels, providing excellent access and infrastructure advantages. Conveniently located near an elementary school and an established residential neighborhood, the site is well positioned for future growth. Currently zoned RS (Single Family Residential) with a 14,000-square-foot minimum lot size, the property may also be suitable for larger estate lots or 1- to 5-acre ranchettes, subject to buyer verification and governmental approvals. Water and power are available along the street. The offering includes two contiguous parcels sold together. The property contains Western Joshua Trees, a protected species under California law. Buyers are encouraged to conduct their own due diligence regarding applicable regulations and permits, as similar development projects in the area have successfully proceeded in compliance with state requirements.





The Details

- OFFERED AT \$1,495,000
- +/- 180 ACRES OF VACANT LAND
- APN: 0598-172-04-0000 and
- APN: 0598-172-05-0000
- PRIME RESIDENTIAL DEVELOPMENT LAND
- ZONE: RS (14,000-square-foot minimum)
- UTILITIES ON STREET
- FEE LAND

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