

±115.45 AC - Land For Sale

RABBIT SPRINGS ROAD

Rancho Lucerne
Master Plan

Lucerne Valley
High School

Subject
Property

Rabbit Springs Rd

Old Woman Springs Rd



Lucerne Valley, California



Executive Summary

PROPERTY OVERVIEW

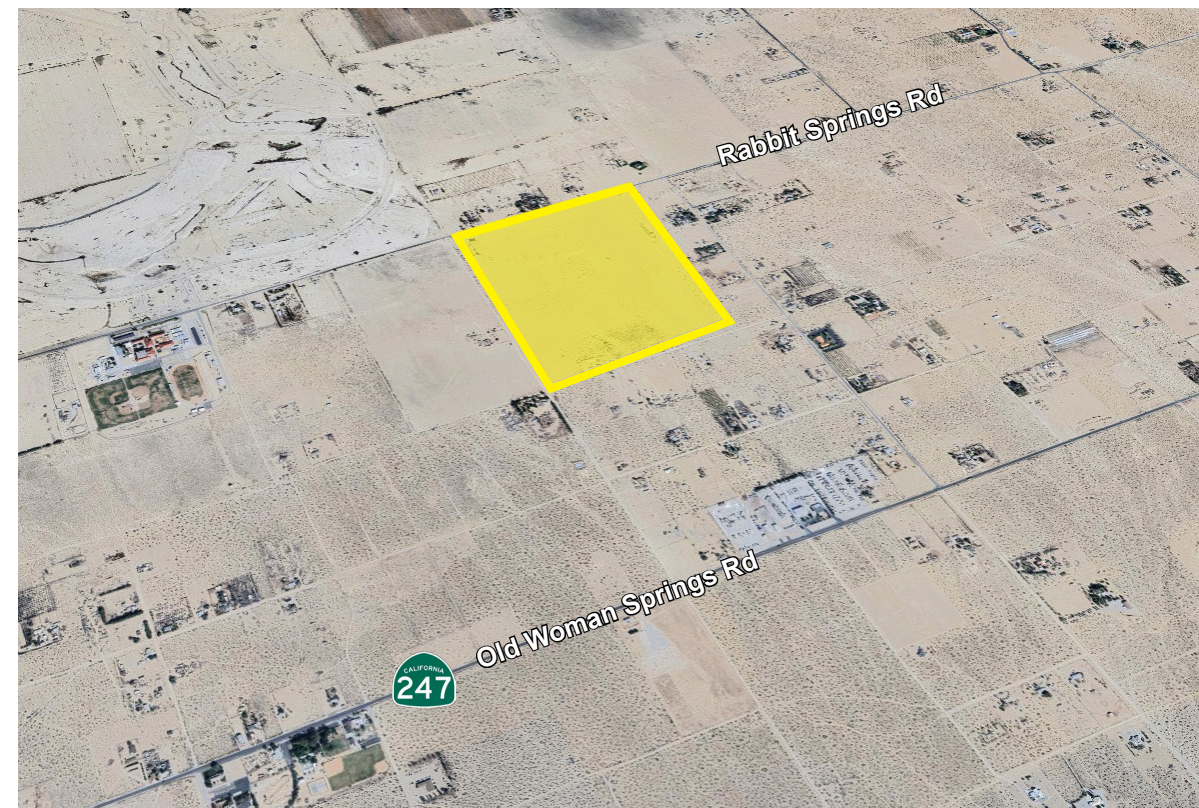
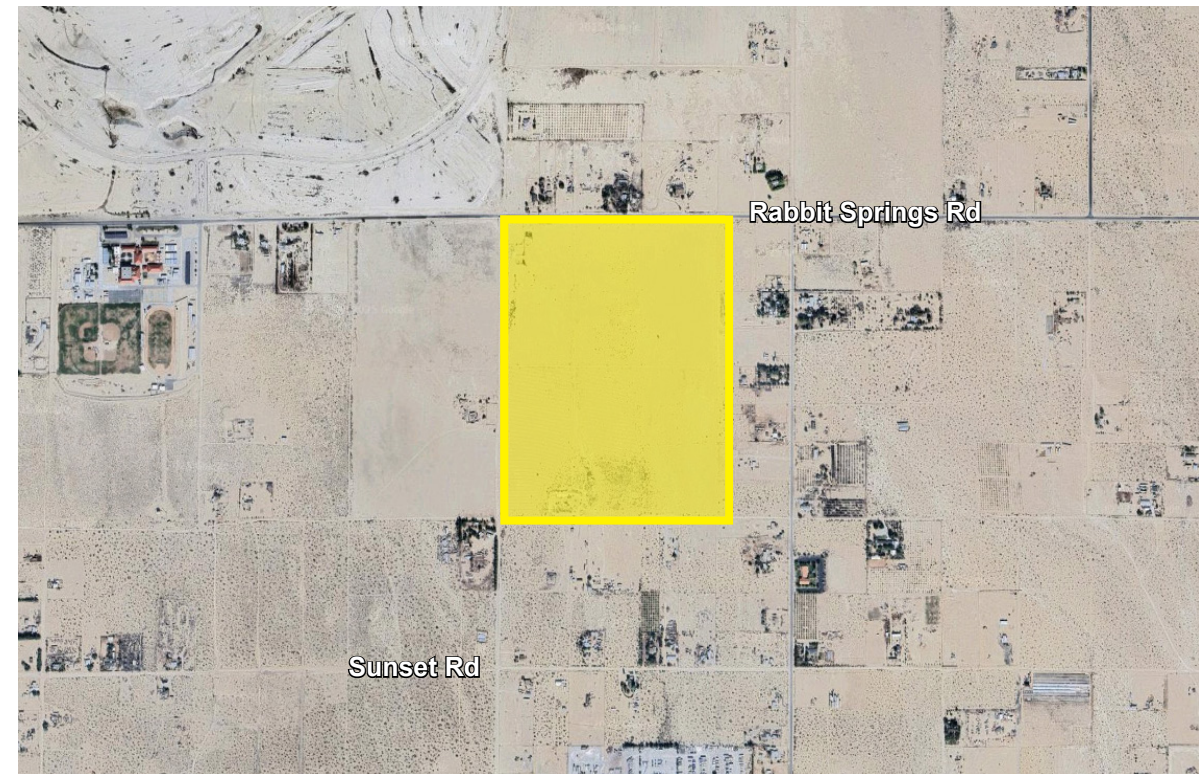
The offering consists of approximately 115.45 acres of land located in Lucerne Valley in San Bernardino County. The property itself is entirely flat with desert terrain and has roughly 1,900 feet of frontage on Rabbit Springs Road. The site is about a mile from Highway 247 / Barstow Road which leads into Barstow to the north and about 2 miles from Highway 18 which leads into Victorville and Hesperia to the west and Big Bear to the southeast. Additionally, the property is directly nearby Lucerne Valley High School and the Rancho Lucerne Master Plan. Water service in Lucerne Valley is provided by Golden State Water Company and power is provided by Southern California Edison.

PROPERTY FACTS

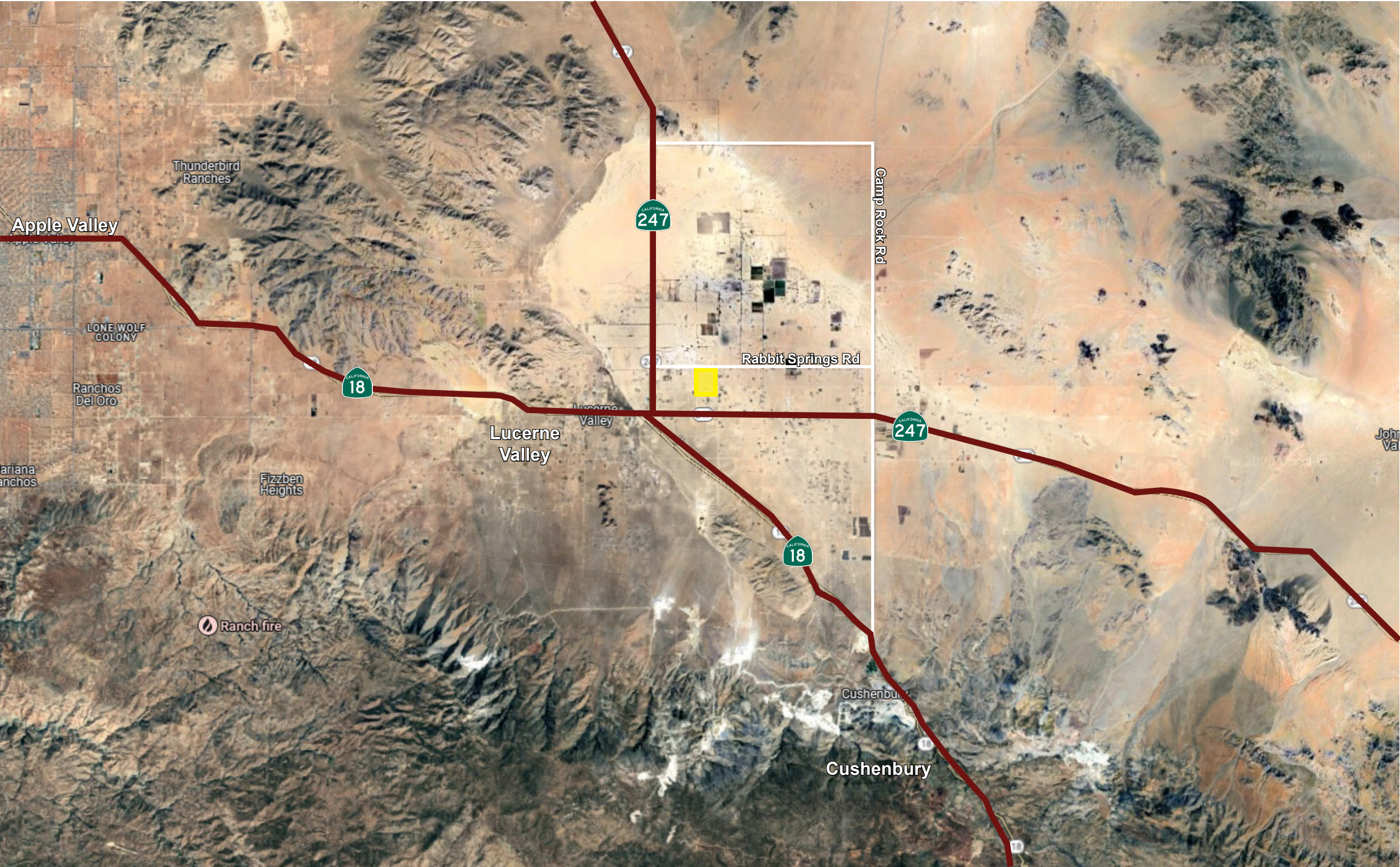
- LOCATION: Lucerne Valley, San Bernardino County, CA
- TOTAL SITE AREA: ±115.45 Acres
- APN: 0450-041-01-0000
- ZONING: LV/RL (Lucerne Valley/Rural Living)
- GENERAL PLAN: LV/RL (Lucerne Valley/Rural Living)
- PURCHASE PRICE: \$800,000

ZONING

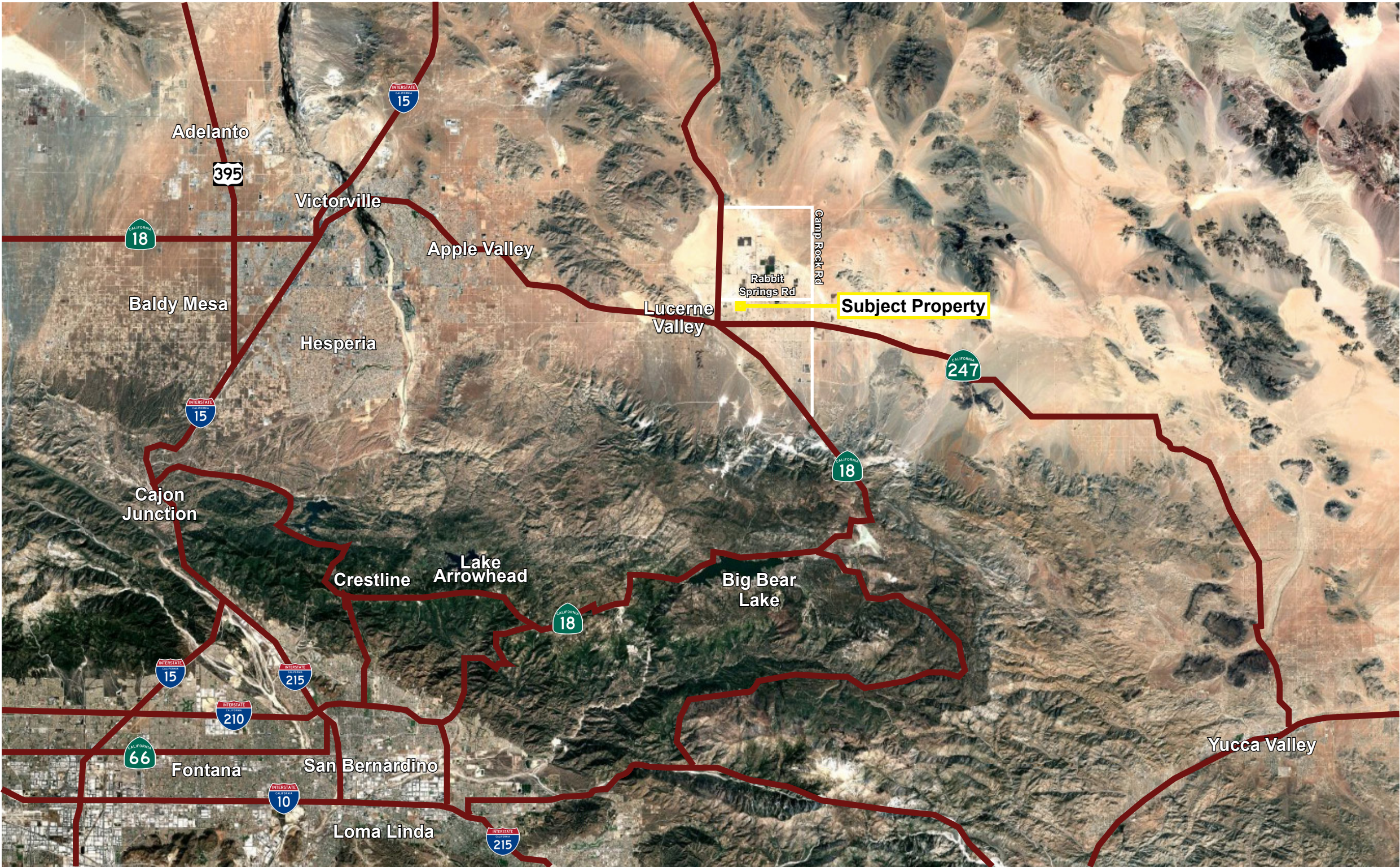
The property is under the zoning jurisdiction of San Bernardino County and is zoned LV/RL (Lucerne Valley/Rural Living) which allows for a maximum residential density of 1 dwelling unit / 2.5 acres along with other ancillary uses. This is consistent with its land use designation in the General Plan. Buyer to confirm.



Aerial Map



Aerial Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Apple Valley Square
- 02 Apple Valley Commons
- 03 Jess Ranch Marketplace
- 04 Victor Valley Town Center
- 05 Hesperia Town Center
- 06 Victorville Galleria

ENTERTAINMENT

- 07 Deadman's Point
- 08 Horseman's Center Park

MEDICAL FACILITIES

- 09 Lucern Valley Clinic
- 10 Providence St. Mary Medical Center
- 11 Desert Valley Hospital
- 12 Victor Valley Global Medical

EDUCATION

- 13 Lucerne Valley Elementary School
- 14 Apple Valley High School
- 15 Lucerne Valley High School
- 16 High Desert Premier Academy

GOVERNMENT FACILITIES

- 17 Holiday Ranch Airport
- 18 ROC Launch Site

Lucerne Valley, CA

Lucerne Valley is a rural desert community located in San Bernardino County, California, nestled between the San Bernardino, Granite, and Ord Mountains. It sits at around 2,900 feet elevation and offers wide open spaces, mountain views, and a quiet, small-town lifestyle.

Key Highlights:

Scenic Desert Environment: Known for its natural beauty, off-roading areas (like Johnson Valley OHV), hiking, and stargazing.

Climate: Hot, dry summers and cool winters with very little rainfall.

Rural Lifestyle: Home to about 5,300 residents, with a mix of ranches, single-family homes, and wide parcels of land.

History: Once inhabited by the Serrano people, with notable landmarks like Chimney Rock and nearby petroglyph sites.

Location: About 20 miles east of Apple Valley and just north of Big Bear Lake, making it a gateway between desert and mountain regions.

Community-Oriented: Features a local museum, library, and community center with events and services.

Lucerne Valley is ideal for those seeking peace, space, and a connection to California's high desert landscape.

2024 Summary

Population	5,946
Households	2,153
Median Age	40.8
Median Household Income	\$50,330



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