

# 640 ACRES

## FLAMINGO HEIGHTS

Joshua Tree/Yucca Valley | San Bernardino County, CA

PALM SPRINGS

BANNING

CATHEDRAL CITY



DESERT HOT SPRINGS

MORONGO VALLEY

YUCCA VALLEY

JOSHUA TREE

SUBJECT SITE

TWENTYNINE PALMS HWY

OLD WOMANS SPRINGS RD

N

### INFORMATION PACKAGE



#### Southern California Office

18881 Von Karman Ave Ste 150

Irvine, California 92612

T (949) 553-2020 | CA BRE #01473762

[www.hoffmanland.com](http://www.hoffmanland.com)

#### Broker Contact

Erik Christianson, CA BRE #01475105

C 949.940.7337 | [echristianson@hoffmanland.com](mailto:echristianson@hoffmanland.com)

RoBott Land  
COMPANY

Larry Roth | [larry@robbottland.com](mailto:larry@robbottland.com)

T 310.299.7574 ext. 102

Steve Botthof | [steve@robbottland.com](mailto:steve@robbottland.com)

T 310.299.7574 ext. 101 | Lic #01131793

RoBott Land Company, Inc.

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### POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

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Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.

# PROPERTY OVERVIEW

Flamingo 640 (Subject Property) is comprised of 640 acres, an original section (1 mile x 1 mile) of residential zoned land located on Old Woman Springs Road (CA State Route 247) in a neighborhood referred to as Flamingo Heights, in unincorporated San Bernardino County. The property is in the high desert submarket of Joshua Tree, Yucca Valley, and Homestead Valley.

## LOCATION & SETTING & ELEVATION & CLIMATE

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Flamingo 640 is located 10 minutes from the north entrance to Joshua Tree National Park (2.8-million visitors in 2017); it's located 30 minutes from I-10 Freeway, 35 minutes from Palm Springs International Airport, 40 minutes from Cabazon Outlet Mall and 2 hours from Los Angeles. .

The Subject Property is in close proximity (within 15-minute drive) to Pappy and Harriet's, Pioneertown, La Copine, Joshua Tree downtown and park entrance, the Integratron, and Giant Rock.

The Subject Property has exactly one mile of frontage on Old Woman Springs Road (CA State Route 247). It has spectacular wild landscape including hundreds

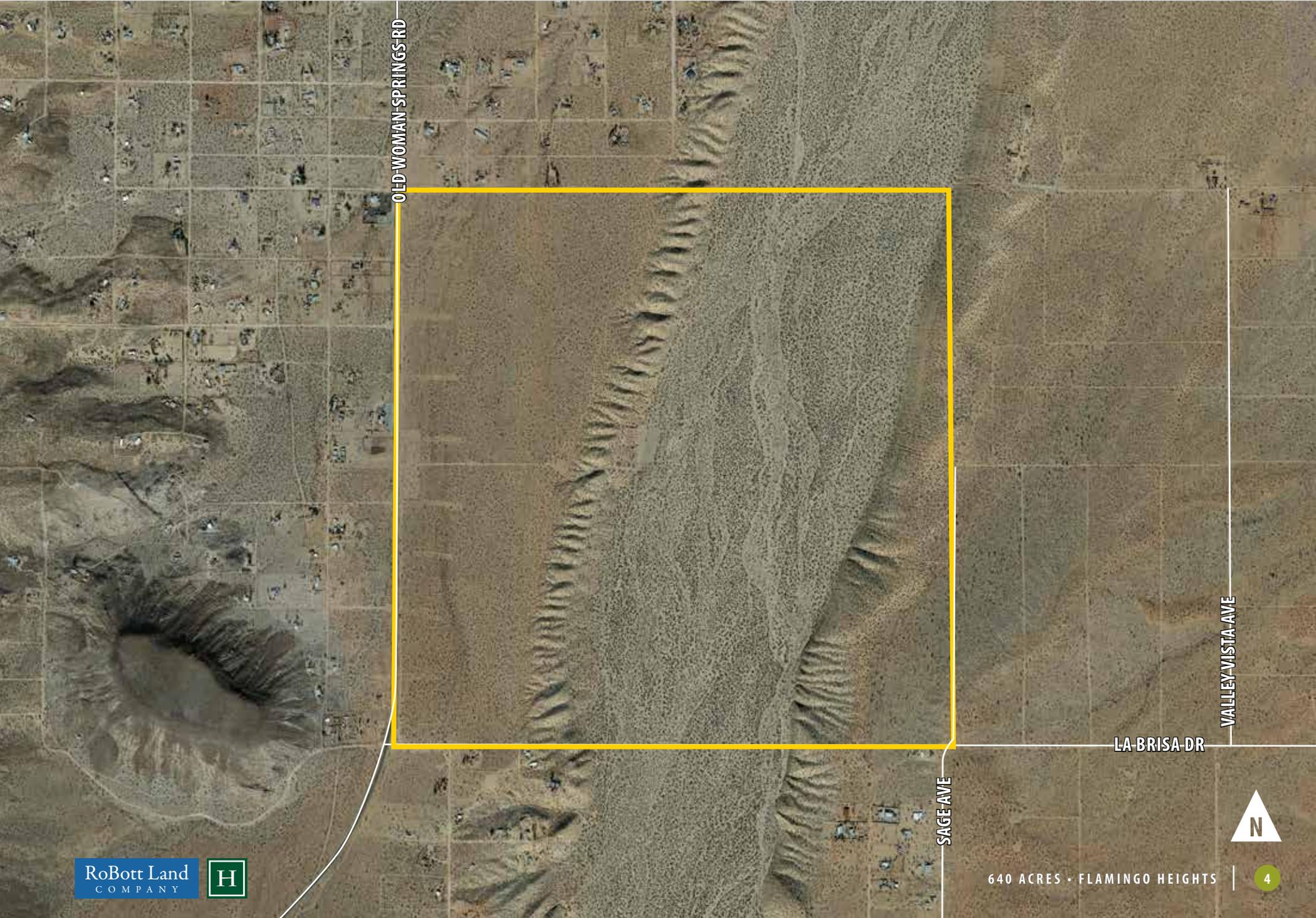
of Joshua Trees and three different elevations – 225 acres at grade level with Old Woman Springs Road (CA State Route 247), then a 350-acre portion of this property is in this beautiful deep canyon wash (Pipes Wash), finally a 65-acre ridge that sits high up on the eastern shore of wash with 360° views of the valley including Pipes Canyon Buttes.

Flamingo 640 is at approximately 3,100 feet in elevation. During the summer, temperatures are routinely 10° - 15° cooler in the high desert as compared to Palm Springs and surrounding Coachella Valley.

## OPPORTUNITY HIGHLIGHTS

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By right of current zoning, subdivide and build homes, with some on the edge overlooking this beautiful canyon wash of dried river bed. Other options include, subject to a CUP, doing a mixed-use development with hospitality, entertainment venue, residential, and commercial. The property has access to multiple sources of water (Bighorn Desert View Water Agency and well), and Edison electricity (single-phase and three-phase power) on northern and southern property lines.



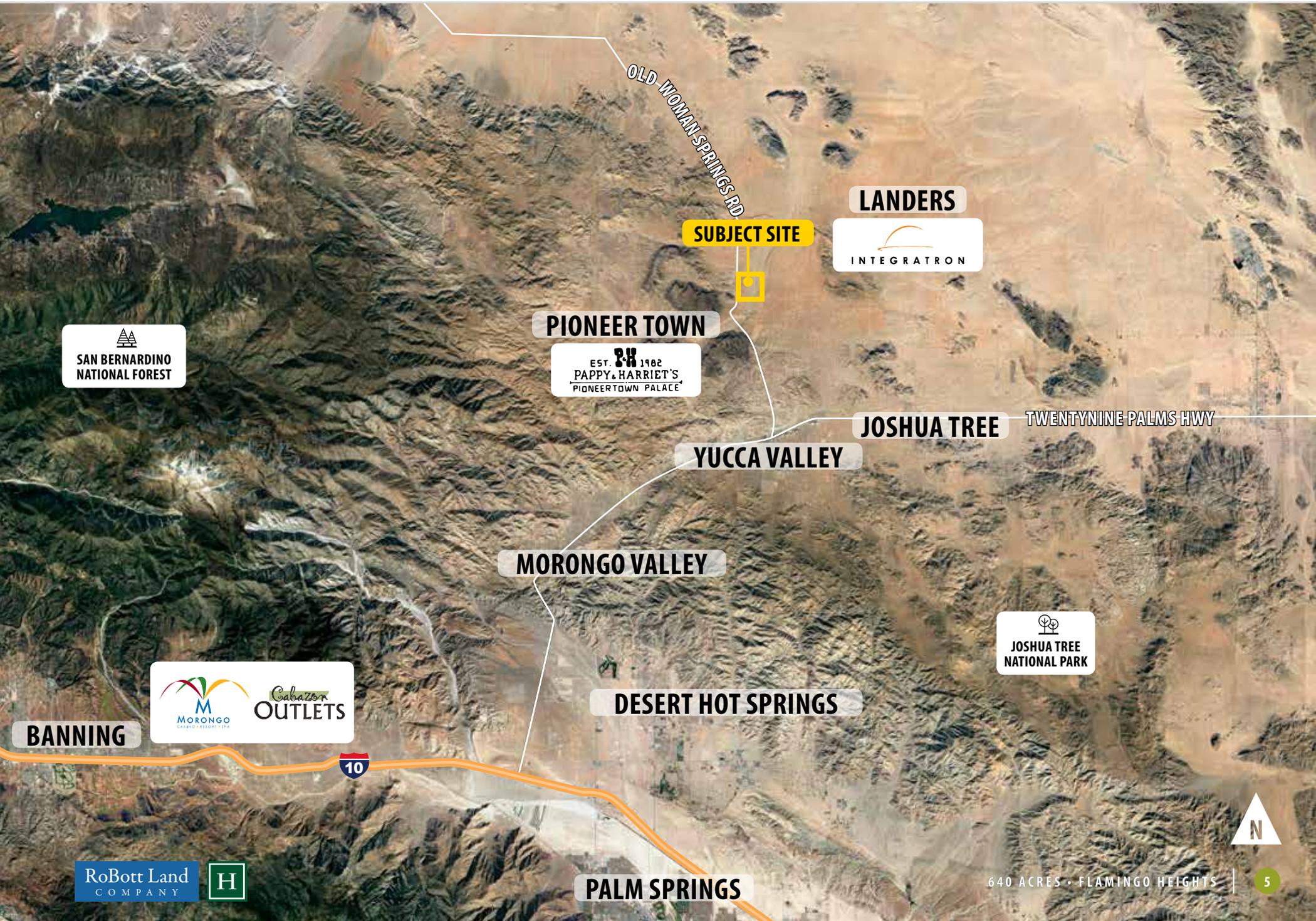
OLD WOMAN SPRINGS RD

VALLEY VISTA AVE

LA BRISA DR

SAGE AVE





  
SAN BERNARDINO  
NATIONAL FOREST

**PIONEER TOWN**  
EST. 1982  
  
PAPPY & HARRIET'S  
PIONEERTOWN PALACE

**LANDERS**  
  
INTEGRATRON

**SUBJECT SITE**

**JOSHUA TREE** TWENTYNINE PALMS HWY

**YUCCA VALLEY**

**MORONGO VALLEY**

  
JOSHUA TREE  
NATIONAL PARK

  
MORONGO  
CASINO RESORT & SPA  
  
Cabazon  
OUTLETS

**BANNING**



**DESERT HOT SPRINGS**

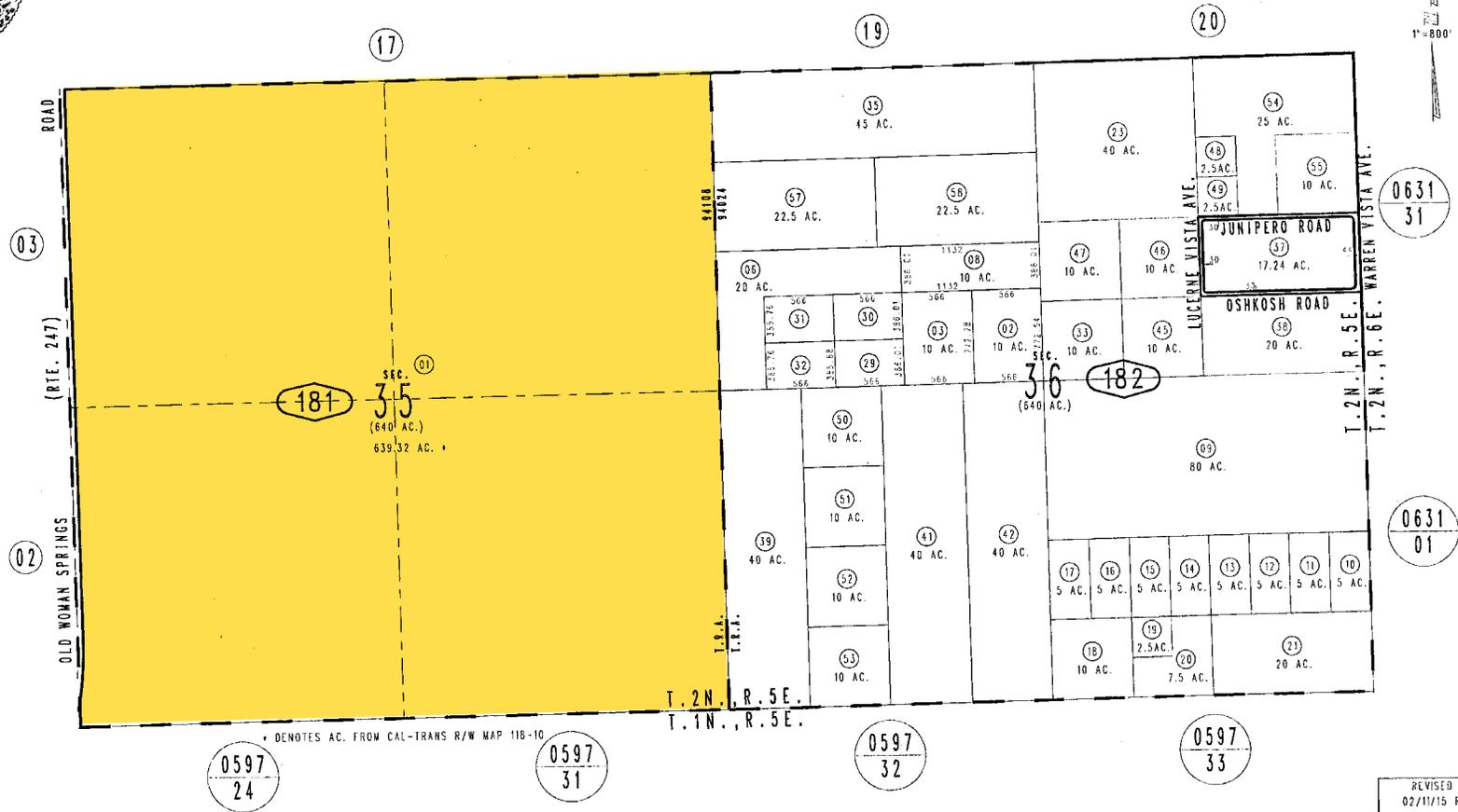


THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.35 & Sec.36, T.2N.,R.5E., S.B.B.&M.

Morongo Unified Tax Rate Area 94024 94108

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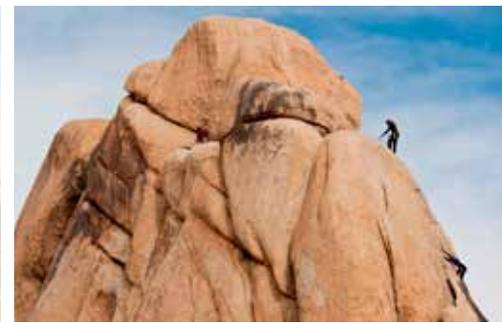
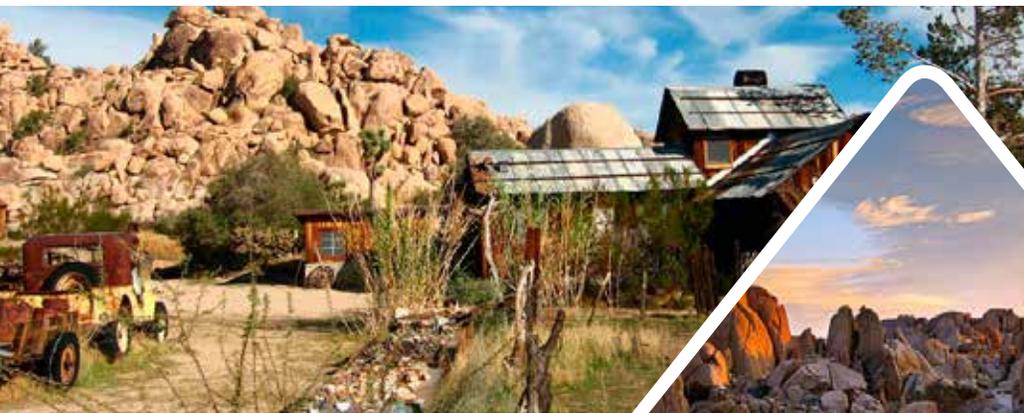
March 2005

Assessor's Map Book 0629 Page 18 San Bernardino County

REVISED 02/11/15 RM MAR 06 2015



- △ Joshua Tree is located in the Mojave Desert.
- △ According to Joshua Tree National Park Service – Over 2.5-million people visited Joshua Tree National Park in 2016, up over 500,000 from 2015.
- △ Joshua Tree has a population of 7,414.
- △ Yucca Valley has a population of 21,652.
- △ TwentyNine Palms has a population of 26,049.





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**Southern California Office**

18881 Von Karman Avenue, Suite 150  
Irvine, California 92612  
T 949.553.2020 | F 949.553.8449

**Northern California Office**

3447 Mt. Diablo Boulevard  
Lafayette, CA 94549  
T 925.954.1804

**Coachella Valley Office**

777 E Tahquitz Way, Suite 200  
Palm Springs, California 92262  
T 760.969.7357 | F 949.553.8449

**Nevada Office**

9205 W Russell Rd, Suite 235  
Las Vegas, Nevada 89148  
T 702.793.4370

**[www.hoffmanland.com](http://www.hoffmanland.com)**