

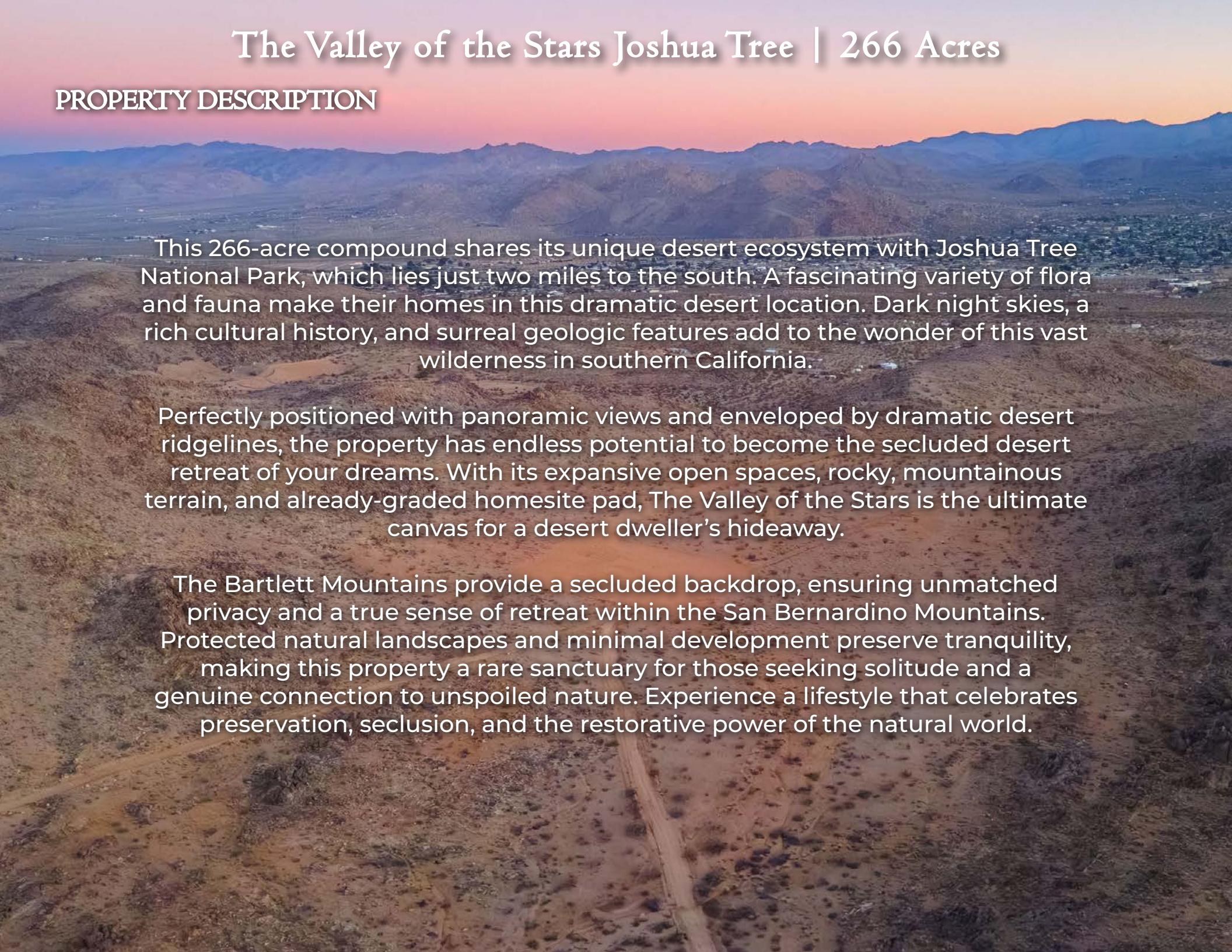
THE VALLEY OF THE STARS

266 ACRES JOSHUA TREE



The Valley of the Stars Joshua Tree | 266 Acres

PROPERTY DESCRIPTION

A wide-angle aerial photograph of a desert landscape. In the foreground, there are dry, brown, and yellowish hills with sparse, low-lying desert vegetation. A dirt road or path cuts through the terrain from the bottom left towards the center. In the background, a range of mountains is visible under a clear sky. The sky is a vibrant orange and yellow, suggesting either a sunrise or sunset. The overall scene is vast and rugged.

This 266-acre compound shares its unique desert ecosystem with Joshua Tree National Park, which lies just two miles to the south. A fascinating variety of flora and fauna make their homes in this dramatic desert location. Dark night skies, a rich cultural history, and surreal geologic features add to the wonder of this vast wilderness in southern California.

Perfectly positioned with panoramic views and enveloped by dramatic desert ridgelines, the property has endless potential to become the secluded desert retreat of your dreams. With its expansive open spaces, rocky, mountainous terrain, and already-graded homesite pad, The Valley of the Stars is the ultimate canvas for a desert dweller's hideaway.

The Bartlett Mountains provide a secluded backdrop, ensuring unmatched privacy and a true sense of retreat within the San Bernardino Mountains. Protected natural landscapes and minimal development preserve tranquility, making this property a rare sanctuary for those seeking solitude and a genuine connection to unspoiled nature. Experience a lifestyle that celebrates preservation, seclusion, and the restorative power of the natural world.

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SITE FEATURES



SITE FEATURES:

- 266-acre private, preserved desert retreat with stunning views of Palm Springs and Joshua Tree Hills
- Just north of the Joshua Tree National Park Conservation area
- Graded homesite pad with partially-completed plans for a 6-bedroom, 8,000 SF home designed to deliver luxurious desert living in harmony with the breathtaking surroundings
- Underground utilities to homesite with minimal infrastructure visibility to preserve the site's natural beauty
- 2.5 miles of private hiking and riding trails on property
- Chip seal driveway with colored aggregates to blend seamlessly with the desert terrain
- Merely 5 minutes to Highway 62
- 30 miles to Downtown Palm Springs
- 60 miles to Coachella & Stagecoach Music Festivals

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SITE DETAILS

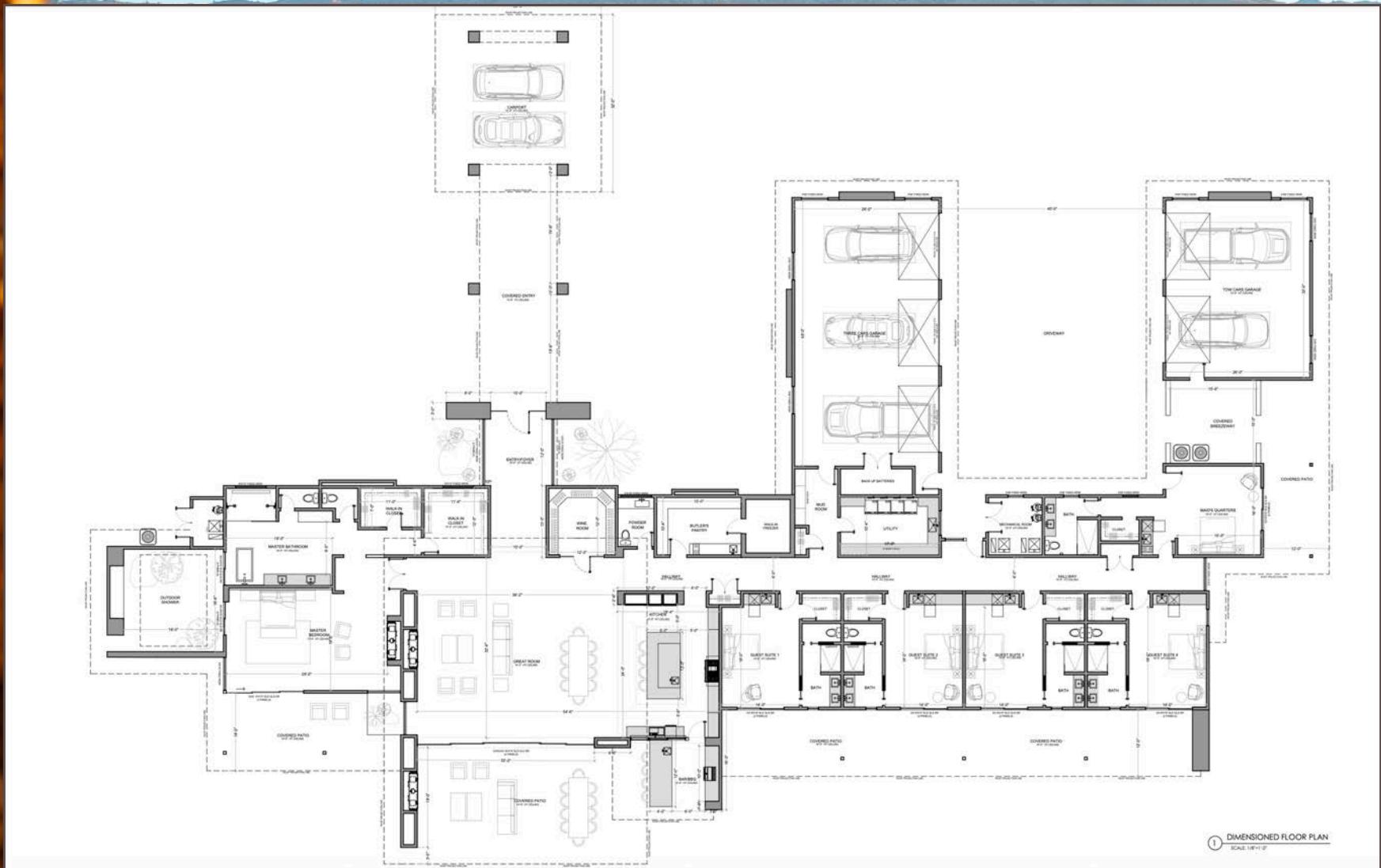


SITE DETAILS:

- **Location:** The property is located on the north side of Bourbon Street east of Sunny Vista Rd at 61271 Calle Los Amigos in Joshua Tree, CA
- **Zoning:** JT/RC (Joshua Tree/Resource Conservation)
- **General Plan:** RLM (Resource/Land Management)
- **Total Parcel Size:** 266.28 Acres
- **APN:** 0602-311-15
- **Utilities:**
 - Water: Gravity-fed line to site with two underground storage tanks (Joshua Basin Water District)
 - Electric: Underground, three-phase power to site (Southern California Edison)
 - Sewer: No sewer in the area; Septic tank negotiable as part of sale
- **Current Use:** Vacant Land with graded homesite and hiking trails
- **Adjacent Use:** Ranch Homes & Vacant Desert - BLM land
- **Pricing Structure:**
 - Land and infrastructure: \$7,500,000 (Seller may allocate \$500,000 of the sale proceeds into an escrow account to insure the water, power, and road and entry gate is installed).
 - Land with newly constructed home and all improvements: \$19,000,000. Initial payment of \$7,500,000 due at close of escrow; at which time Seller would begin construction. Once the home is enclosed with windows, doors, roof, and electric, an additional 25% of purchase price would be due (\$2,875,000). Upon construction completion and occupancy permit issued, the balance of \$8,625,000 shall be due to Seller. House shall include a pool no larger than 20' X 40' with jacuzzi.

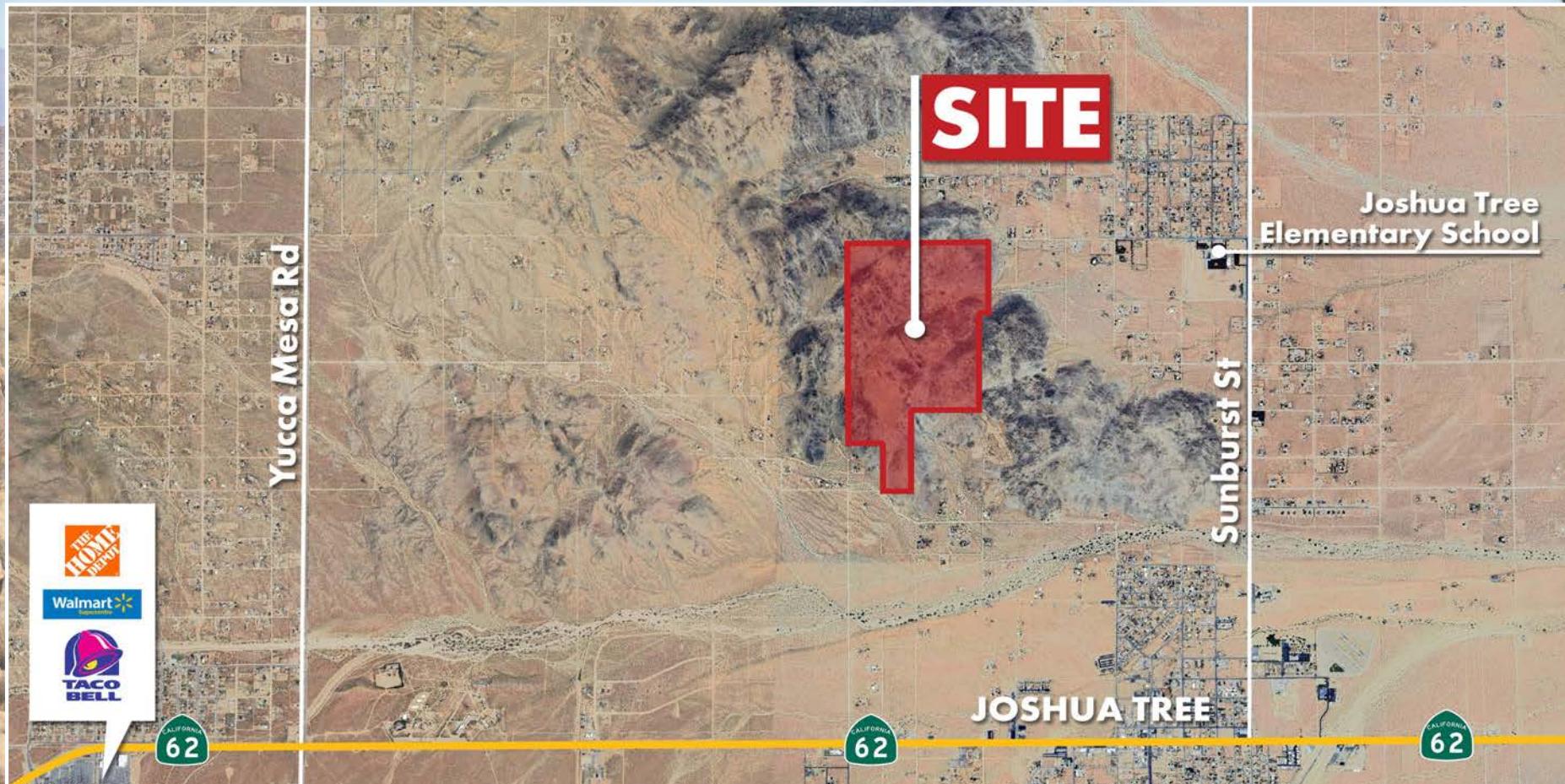
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PLANS FOR 8,000 SF HOME



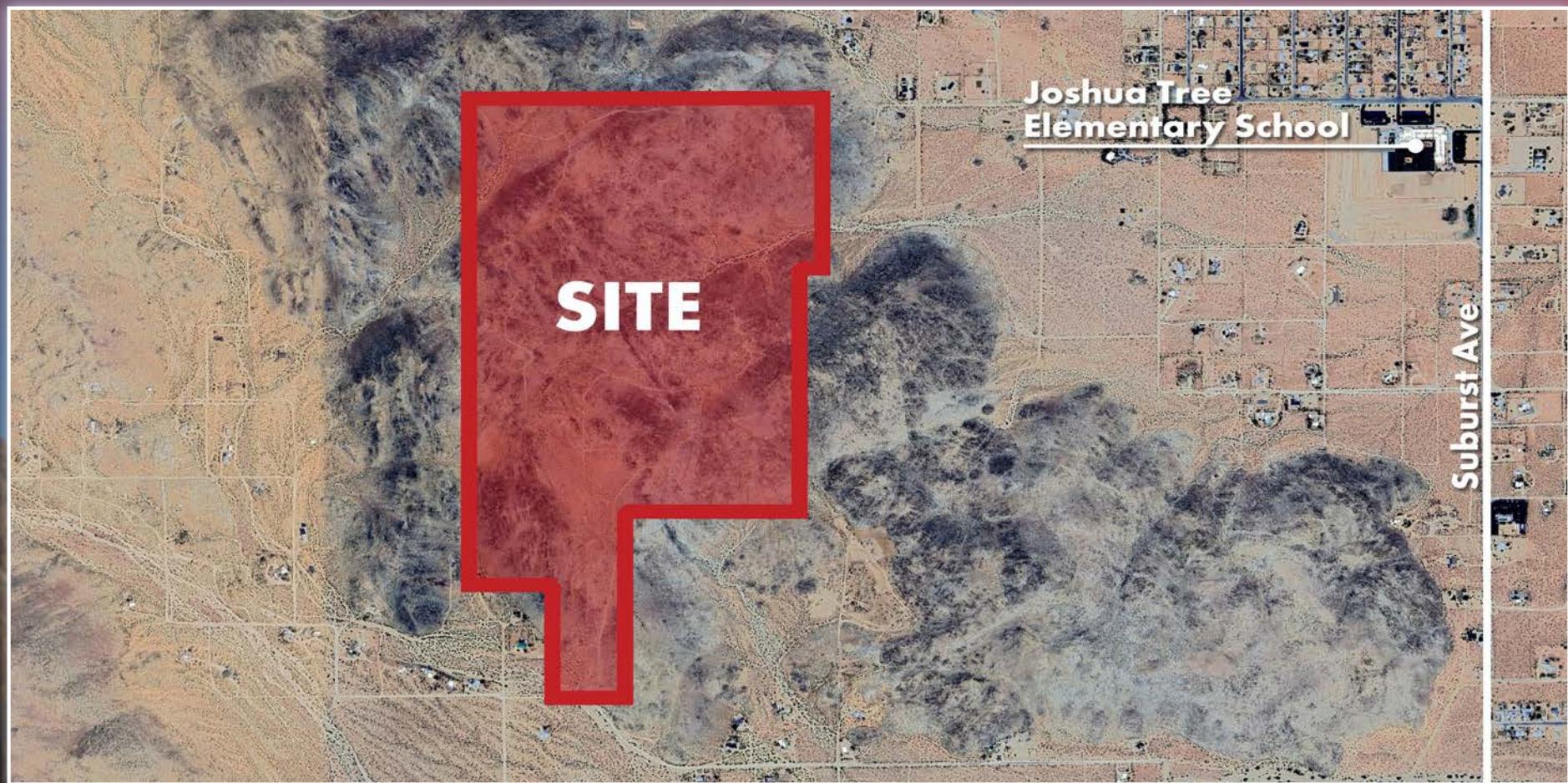
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PROPERTY AERIAL



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PROPERTY AERIAL



The Valley of the Stars Joshua Tree | 266 Acres

GRADED HOMESITE AERIAL



Homesite Details



Water

- Dedicated underground pipeline from Joshua Basin Water District.
- Two large underground storage tanks.
- Gravity-fed system for discreet, self-contained operation.
- Minimizes visible infrastructure, supporting seclusion.



Electric

- Underground, three-phase power from Southern California Edison.
- Buried lines preserve the natural landscape and reduce visual impact.
- Enhances privacy and tranquility.



Wastewater

- The septic system is independent of municipal utilities.
- Supports privacy, self-sufficiency, and site preservation.

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PROPERTY PHOTO



The Valley of the Stars Joshua Tree | 266 Acres

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