±115.45 AC - Land For Sale

RABBIT SPRINGS ROAD

Rancho Lucerne
Master Plan

Lucerne Valley
High School

Rabbit Springs Rd

Subject
Property

CALIFORNIA 247

Old Woman Springs Rd

CALIFORNIA 247

CALIFORNIA 18

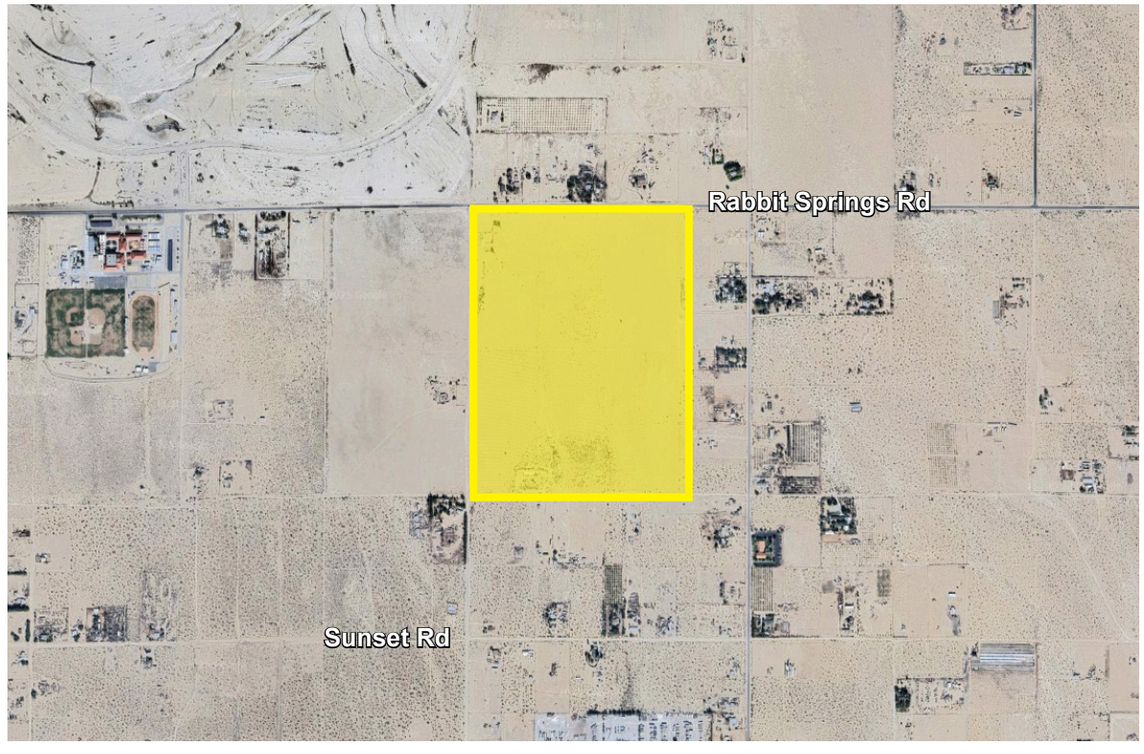
Lucerne Valley, California

COLDWELL BANKER COMMERCIAL Land Team

Executive Summary

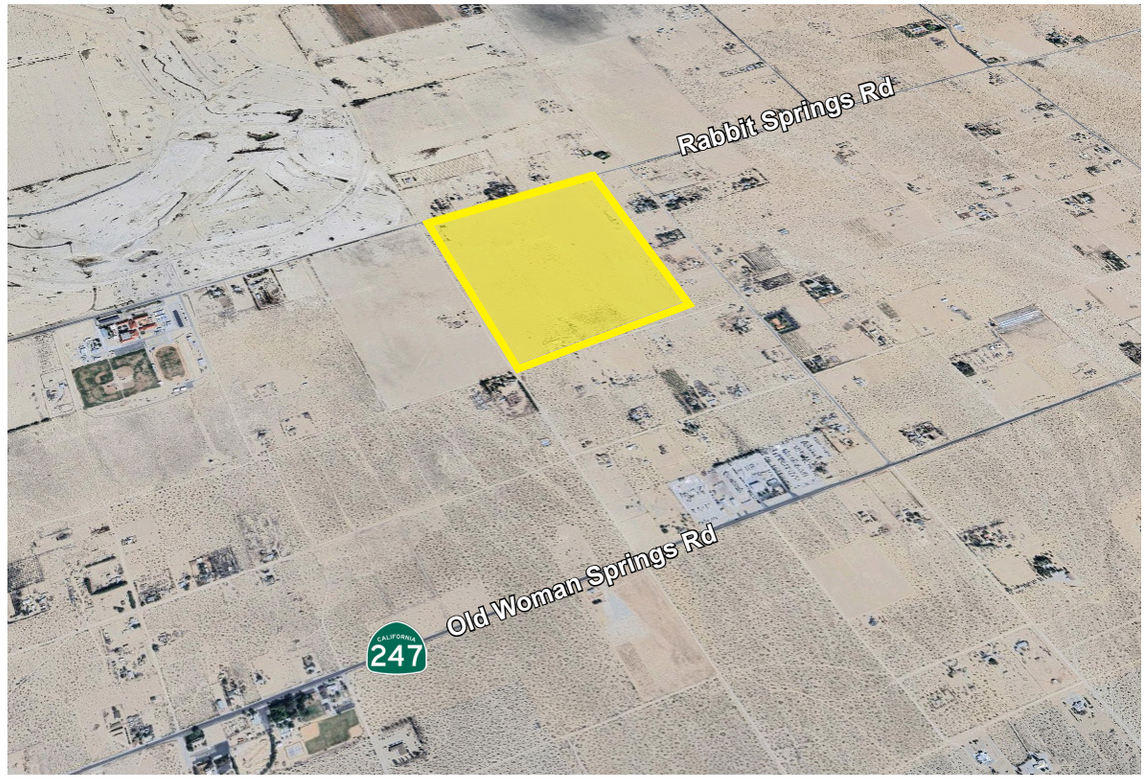
PROPERTY OVERVIEW

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 dessert 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**
- **PRICE / AC: $6,929**

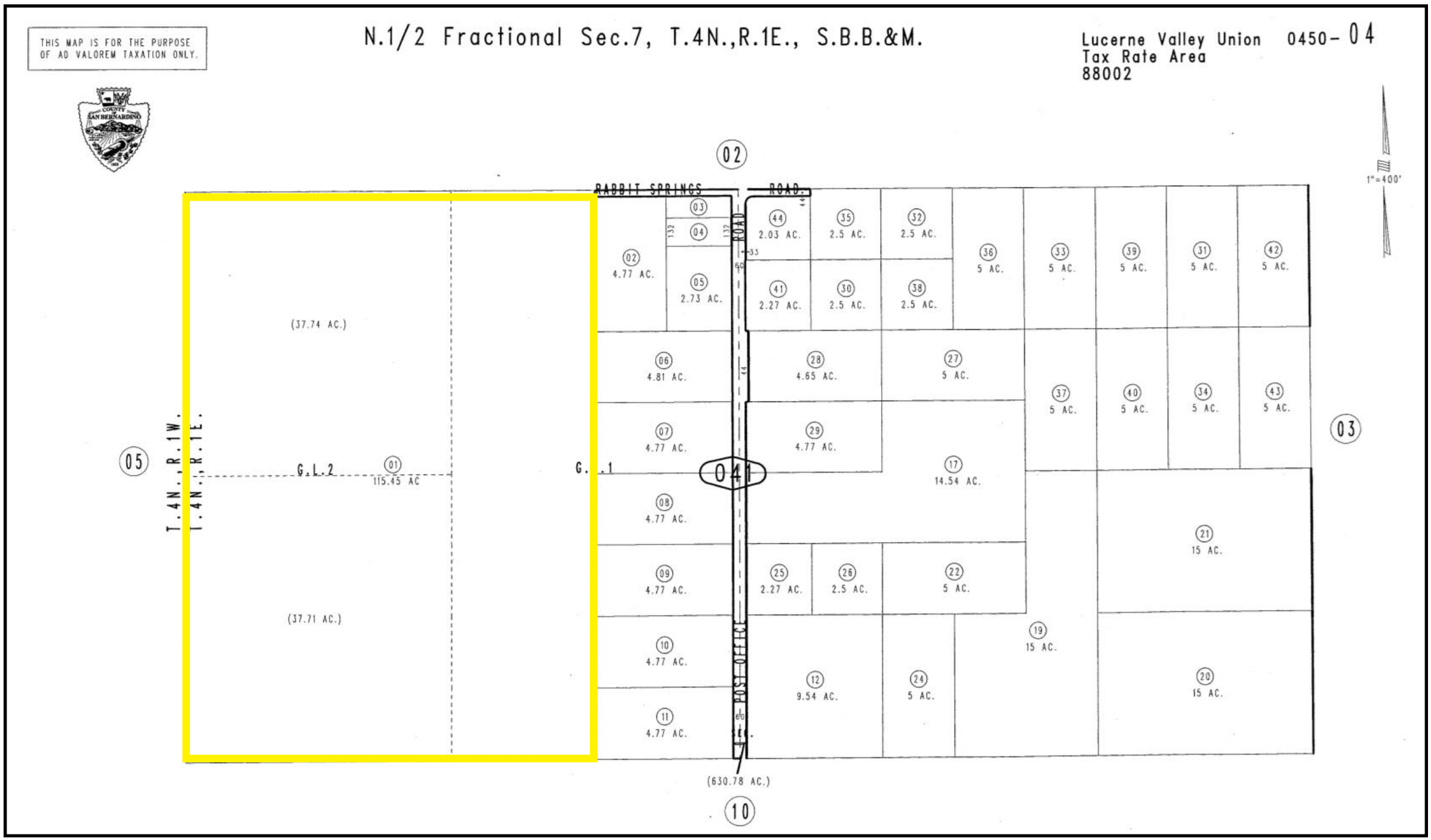


ZONING

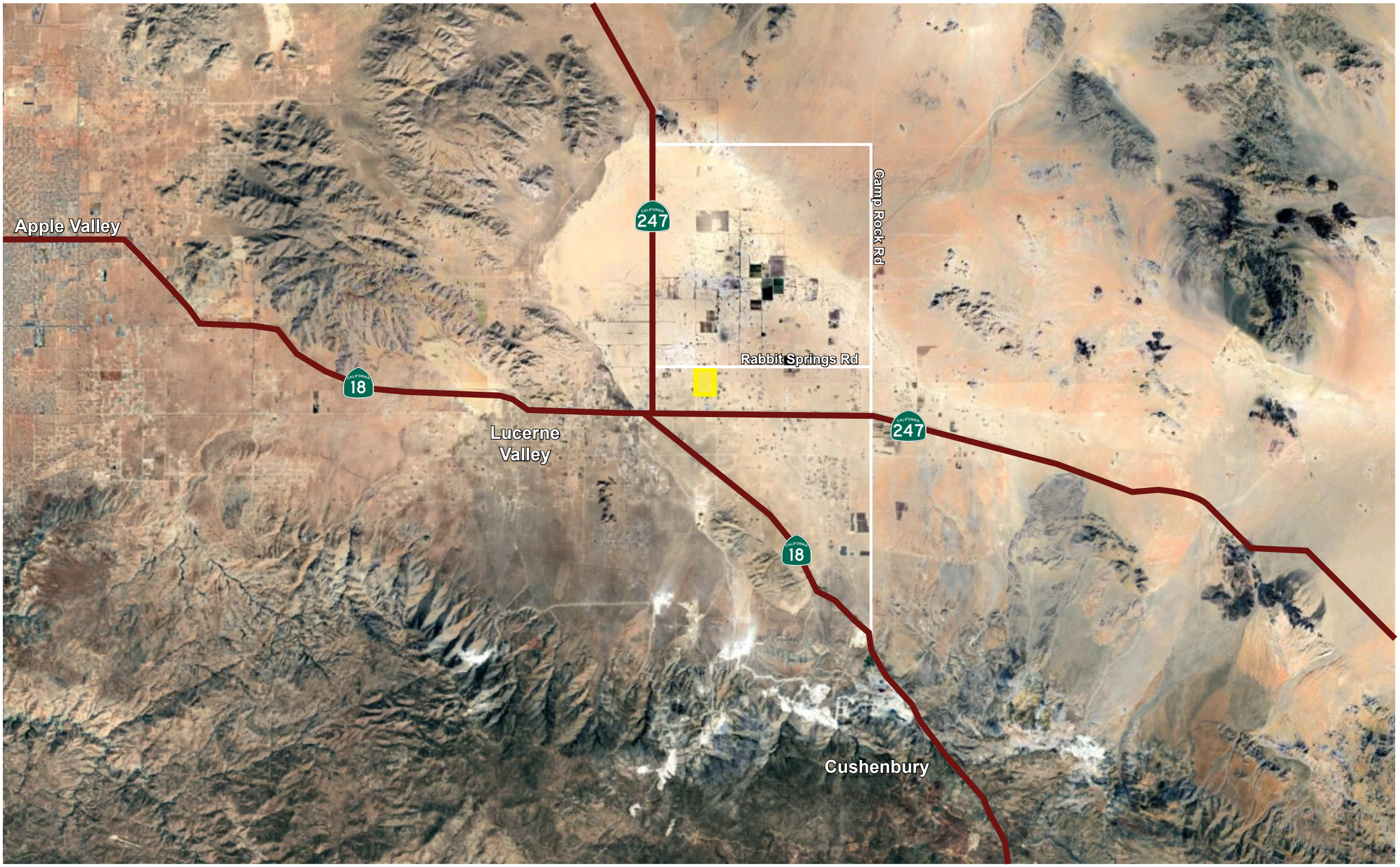
The property is under the zoning jurisdication of San Bernardino County and is zoned LV/RL (Lucerne Valley/Rural Living) which allows for a maximum residential density of 1 dwelling unit / 2.5 acres along with other ancillary uses. This is consistent with it's land use designation is the General Plan.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

Assessor's Map

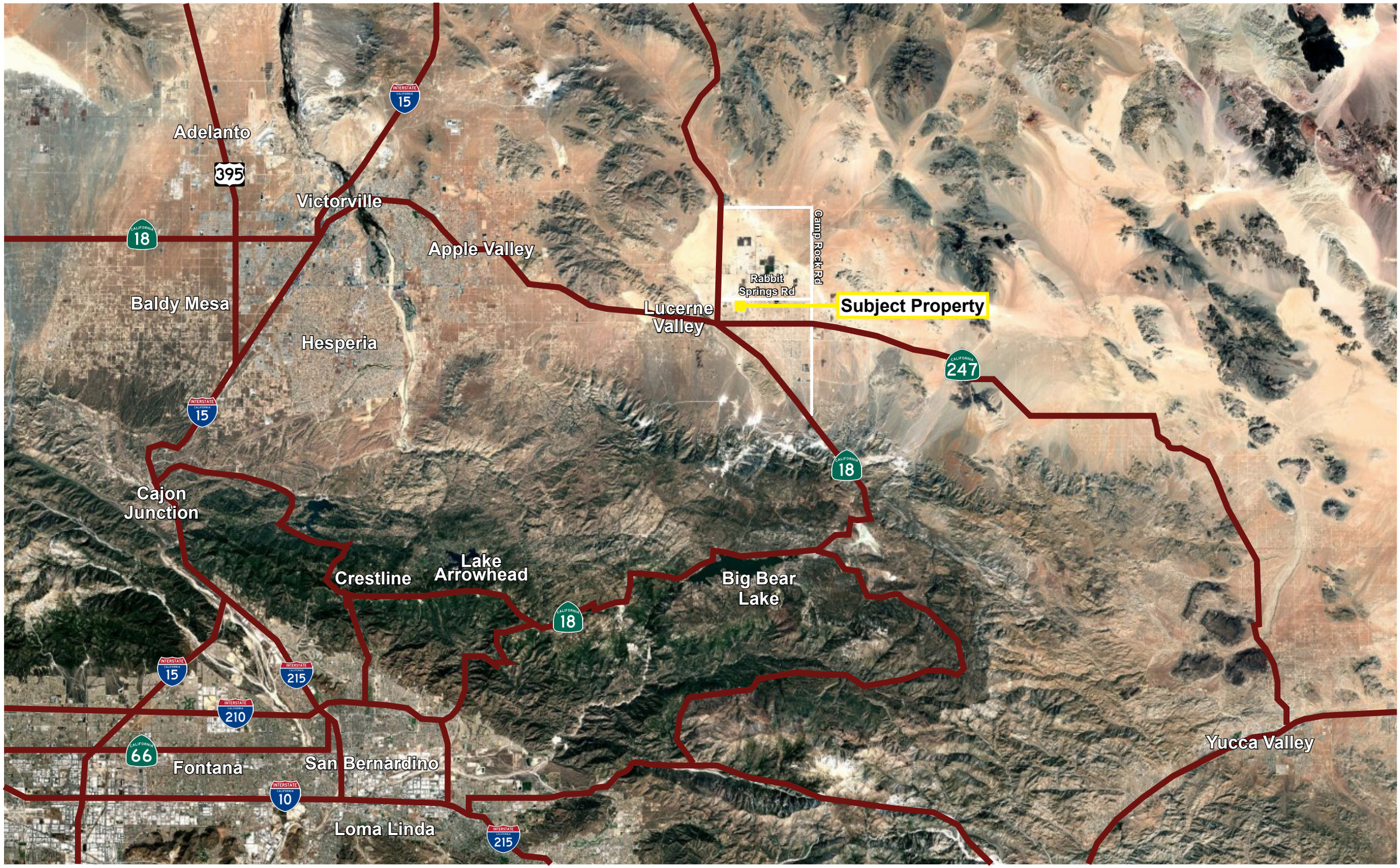
PROPERTY OVERVIEW



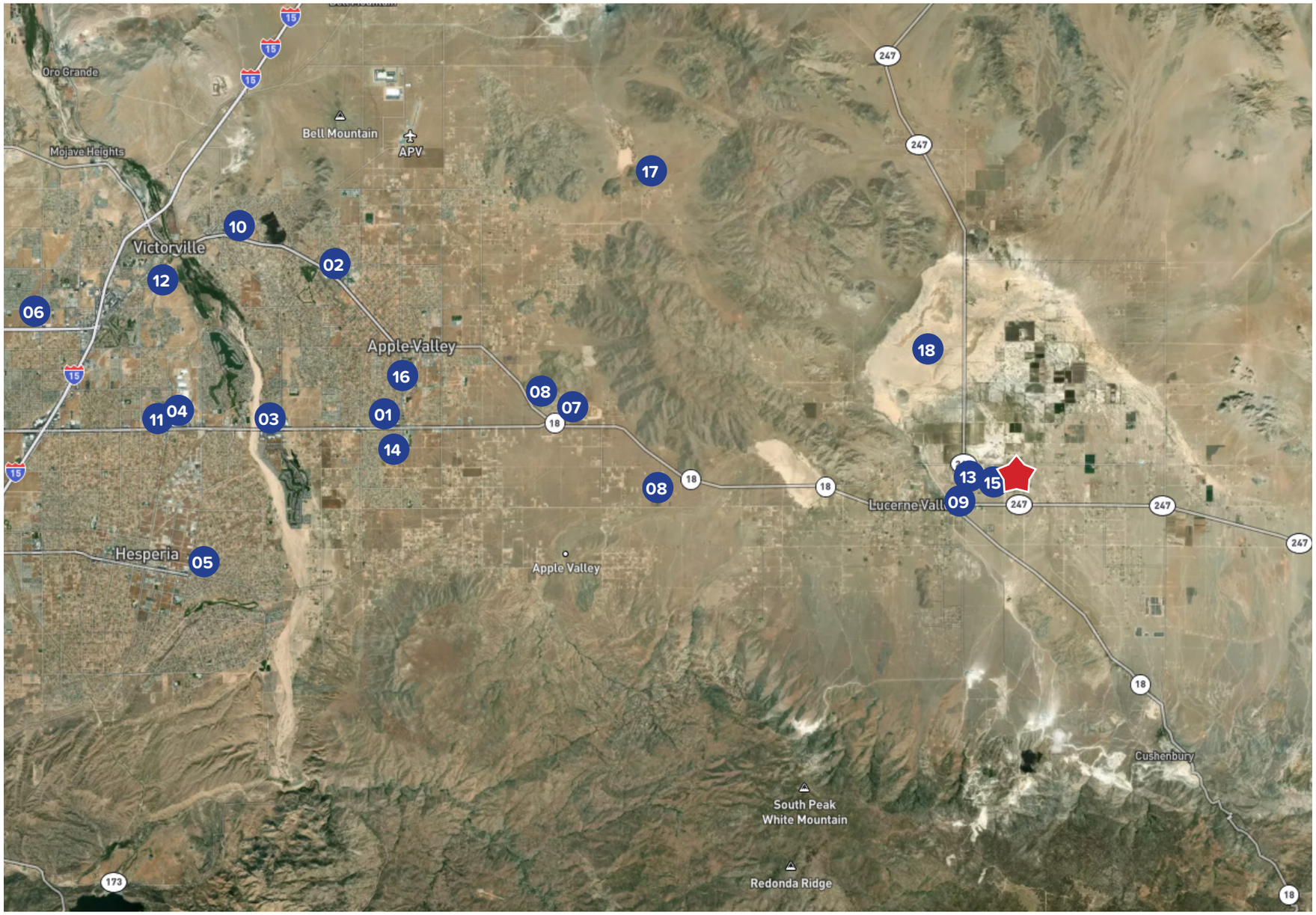
Aerial Map


Apple Valley
CALIFORNIA 18
CALIFORNIA 247
Camp Rock Rd
Rabbit Springs Rd
Lucerne Valley
CALIFORNIA 247
CALIFORNIA 18
Cushenbury

Aerial Map


Adelanto
395
Victorville
Apple Valley
Baldy Mesa
Hesperia
Rabbit Springs Rd
Camp Rock Rd
Subject Property
Lucerne Valley
247
18
15
Cajon Junction
Crestline
Lake Arrowhead
Big Bear Lake
18
15
215
210
66
Fontana
San Bernardino
10
Loma Linda
215
Yucca Valley

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

FOR MORE INFORMATION CONTACT:

MIKE PIZZAGONI

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: mpizzagoni@cbcsocalgroup.com

CALDRE: 02200504

ERIC WASHLE

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: ericw@cbcsocalgroup.com

CALDRE: 02076218

BRANDON SUDWEEKS

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: brandons@cbcsocalgroup.com

CALDRE: 01435174

COLDWELL BANKER COMMERCIAL Land Team

27368 Via Industria, Suite 102
Temecula, CA 92590
T:(951) 200-7683 I F:(951) 239-3147
www.cbcsocalgroup.com
CALDRE: 02089395