



**SMOKE TREE COMMERCIAL**

Commercial - Residential - Land

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

949.667.0322

stcrealestate@mail.com DRE CA 01135909

**LAND  
DEVELOPMENT  
OPPORTUNITY**

**FOR SALE ± 35.61 AC**

**ZONED  
RM-14000**



Blue Jay (Lake Arrowhead Area), CA

For More Information:

Gregg Cochran 949-667-0322 [stcrealestate@mail.com](mailto:stcrealestate@mail.com)

CA DRE 01135909

**Asking \$1,798,800**

The land is zoned RM-14,000 and has an elevation range from 5,280 to 5,498 ft. For the most part the land consists of level areas and others which have slight upward slopes of elevation increase up to 218 ft. Under perfect conditions it'd be possible to improve the property with 80 or so SFR's. In reality, the property is more likely well suited to a small enclave of custom-built homes or an HOA community to preserve the beauty and serenity of the woods. The landowner directly to the south is the US Government; to the west is a residential HOA and to the north a private owner.

This property offers many possibilities for different uses, such as (a) custom home development (one or more units), (b) a zoning change to Reservation Conservation [which may qualify for generous tax credits] or (c) a private retreat/park. From 1942 to 1973 this parcel was the home of a privately owned resort, and prior to that time a retreat site for a major California rail company. Approximately 1-hr drive from Ontario International Airport (ONT) and under 2-hrs from Los Angeles-Long Beach-Anaheim metro area, this is a rare opportunity to own a piece of history and nature in a convenient location!