

FOR SALE | AVAILABLE FOR AN OWNER/USER OR INVESTOR

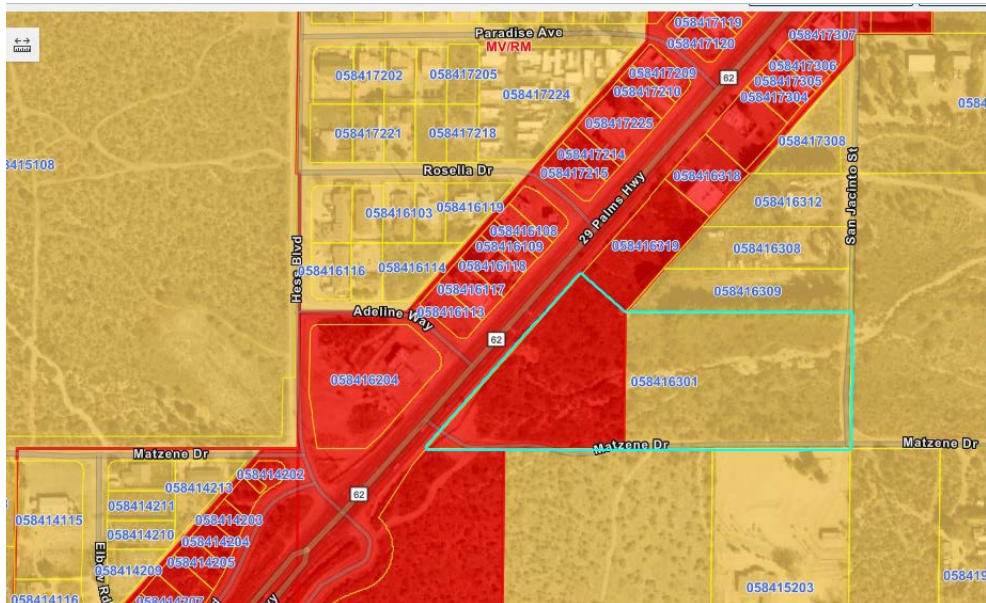
Commercial / Residential Land

49577 29 PALMS HIGHWAY, MORONGO VALLEY, CA 92256



PROPERTY FEATURES

Location:	49577 29 Palms Highway, Morongo Valley, CA 92256
Lot Size:	209,109 SF (6.66 AC)
Apn#:	0584-163-01-0000
Zoning:	MV/CG & MV/RS-10
Water:	Well
Sewer:	Septic
Gas:	So Ca Edison
Power:	So Ca Edison
Market:	Inland Empire
Sub-Market:	Twentynine Palms
County:	San Bernardino



Asking Price: \$420,000 (\$2.00/SF)

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- **Prime Highway Frontage:** Direct exposure along CA-62 (29 Palms Hwy) with high visibility.
- **Sizeable Lot:** Approximately **9.73 acres** (423,838 sq ft) offering expansive development potential.
- **Zoning Flexibility:**
 - MV/CG** – General Commercial zoning along the frontage.
 - MV/RS-10M** – Residential zoning on the rear acreage.
- **Water Supply:** Equipped with a private water well on site – no connection to municipal water.
- **Power:** Provided by Southern California Edison.
- **Gas:** Available through Southern California Gas Company.
- **Wastewater:** Private septic system – no public sewer line in the area.
- **Development Potential:** Ideal for mixed-use projects, such as commercial frontage with residential behind.
- **Topography:** Mostly flat terrain, facilitating easier site planning and grading.
- **Location Advantages:** Proximity to Yucca Valley, Joshua Tree, and gateway traffic to the High Desert region.
- **Access:** Direct ingress and egress from 29 Palms Hwy; suitable for drive-thru or high-traffic commercial concepts.

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