

±136.45 ACRES OF LAND FOR LEASE

APN: 3101-201-01

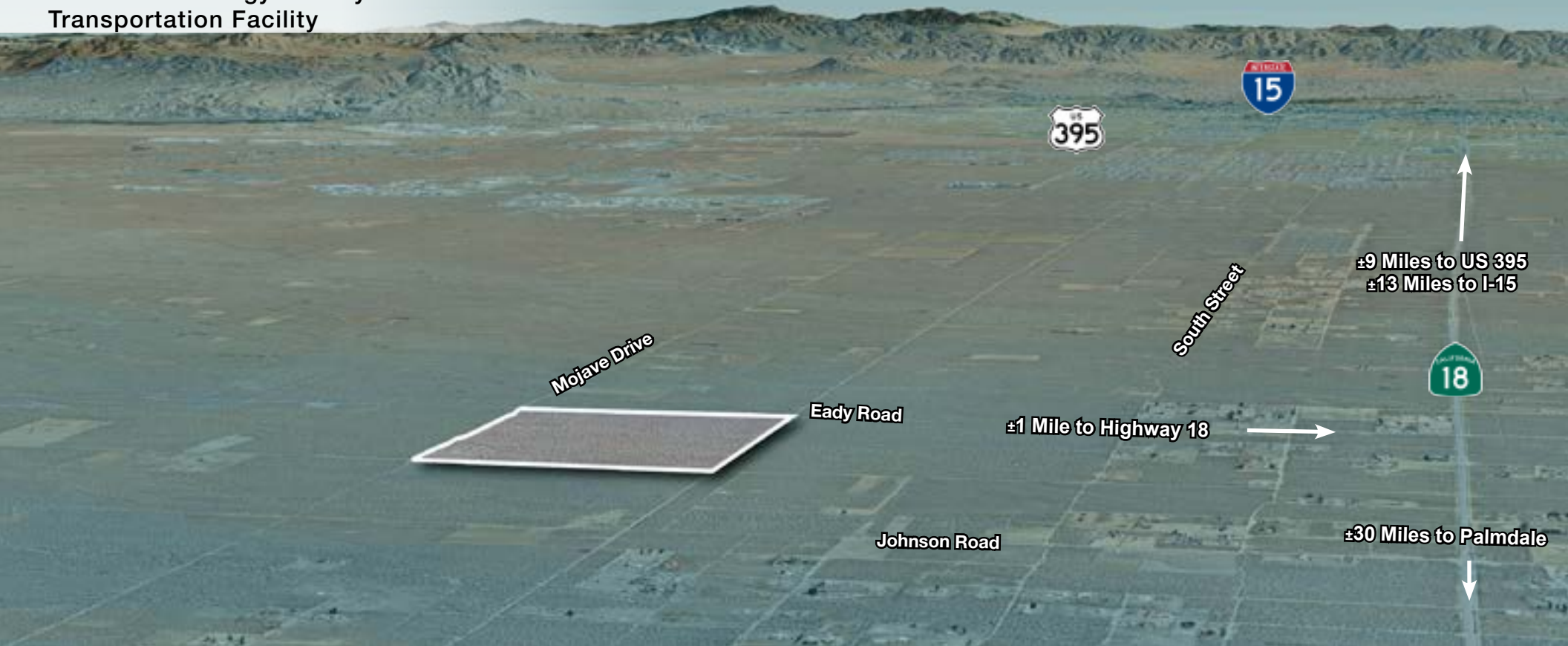
Long Term Ground Lease Possible

Suitable for:

Recycling Facility

Renewable Energy Facility

Transportation Facility



PHELAN, CA

NEWMARK

Please contact:

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AREA DESCRIPTION

Phelan is an unincorporated community and census-designated place in San Bernardino County, California, in the Victor Valley of the Mojave Desert, north of the San Gabriel Mountains. Phelan is situated along State Route 138, it is roughly 18 miles west of Victorville and 30 miles east of Palmdale, offering a rural, desert setting near the Mojave Desert. Below is additional information and links:

Zoned	PH/RL-5 (Phelan/Pinion Hills/ Rural Living - 5 Acre Minimum) - The RL (Rural Living) land use zoning district provides sites for rural residential uses, incidental agricultural uses, and similar and compatible uses.
Allowed Land Use Table 82-7	CHAPTER 82.04: RESIDENTIAL LAND USE ZONING DISTRICTS
Building & Safety Land Development	LUSCustomerService@Lus.sbcounty.gov 909.387.8311
Phelan Water Lines:	https://experience.arcgis.com/experience/2777969f49294126b0d739bf7b556ead#data_s=id%3A2984ff997a33417daa49ce8d11969b23-Parcels_for_San_Bernardino_County_7467%3A669973&zoom_to_selection=true
Phelan Engineering Department	https://www.pphcsd.org/engineering-department

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