

FOR SALE | 1.10 ACRES  
29 Palms Outer Highway and Panorama Avenue  
Twentynine Palms, CA 92277

**WILSON MEADE**  
COMMERCIAL REAL ESTATE

PRICE: ~~\$110,000~~ REDUCED!  
**\$90,000**



2 LOTS

S 29 Palms Outer Hwy

S 29 Palms Outer Hwy

Cactus Dr

Juanita Dr

29 Palms Hwy

Encilia Ave

Panorama Ave



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wilson-meade.com | CalDRE# 02051182

- Price: ~~\$110,000~~ Reduced! **\$90,000**
- City: Twentynine Palms, CA 92277
- Cross Streets: S. 29 Palms Hwy and Panorama Ave
- County: San Bernardino County
- APN: 0615-041-01-0000 and 0615-041-02-0000
- Fee Land
- Lot size: 1.10 AC/ 48,074 SF
- Zoned CG-General Commercial:  
The CG land use serves as the City's primary commercial designation, allowing a broad range of commercial, retail, professional office and service-oriented businesses, including supermarkets, restaurants, hotels/motels and specialty retail stores.

### Some Permitted Uses:

- Art Galleries
- Art Supply Store
- Congregate Care serving 7 or more people
- Transitional Housing
- Multi and Single Family Dwellings
- Utility and Service Uses and Structures

- Utilities located within close proximity of subject property
- Water: Twentynine Palms Water District; in front of property on 29 Palms Outer Highway
- Sewer: Septic
- Electric: Southern California Edison
- Cross Streets: 29 Palms Outer Highway and Panorama Ave.
- Close Proximity to Dining, Hotels/Motels, Schools, Library, Shopping and Fire Department



# IMAGES

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## TWENTYNINE PALMS:

The City of Twentynine Palms is the gateway to Joshua Tree National Park Headquarters (nearly 800,000 acres) and Main Park Entrance (the North Entrance) and proud host of the Marine Corps Air Ground Combat Center, the world's largest Marine Corps training base. The City is renowned for its world-class murals and artists, supportive business climate, pristine air, beautiful natural surroundings, desert and mountain vistas, and friendly family lifestyle.

The City of Twentynine Palms was incorporated on November 23, 1987. Situated in the Morongo Basin area of San Bernardino County, about 140 miles east of Los Angeles and 50 miles northeast of Palm Springs, the City encompasses 58 square miles and has a population of approximately 30,000 residents.



## DEVELOPMENT IN TWENTYNINE PALMS

- Drive-in Movie (reopened)
- City Pool (reopened)
- 2 New Car Washes (approved)
- 1 New Restaurant (approved)
- 4 New Hotels
  - 1 Luxury Hotel designed with shipping containers (Opened June 9, 2025)
  - Luxury Campground (in planning)
  - Old Adobe Hotel (approved)
  - Home2 Suites (in planning)

# DEMOGRAPHICS

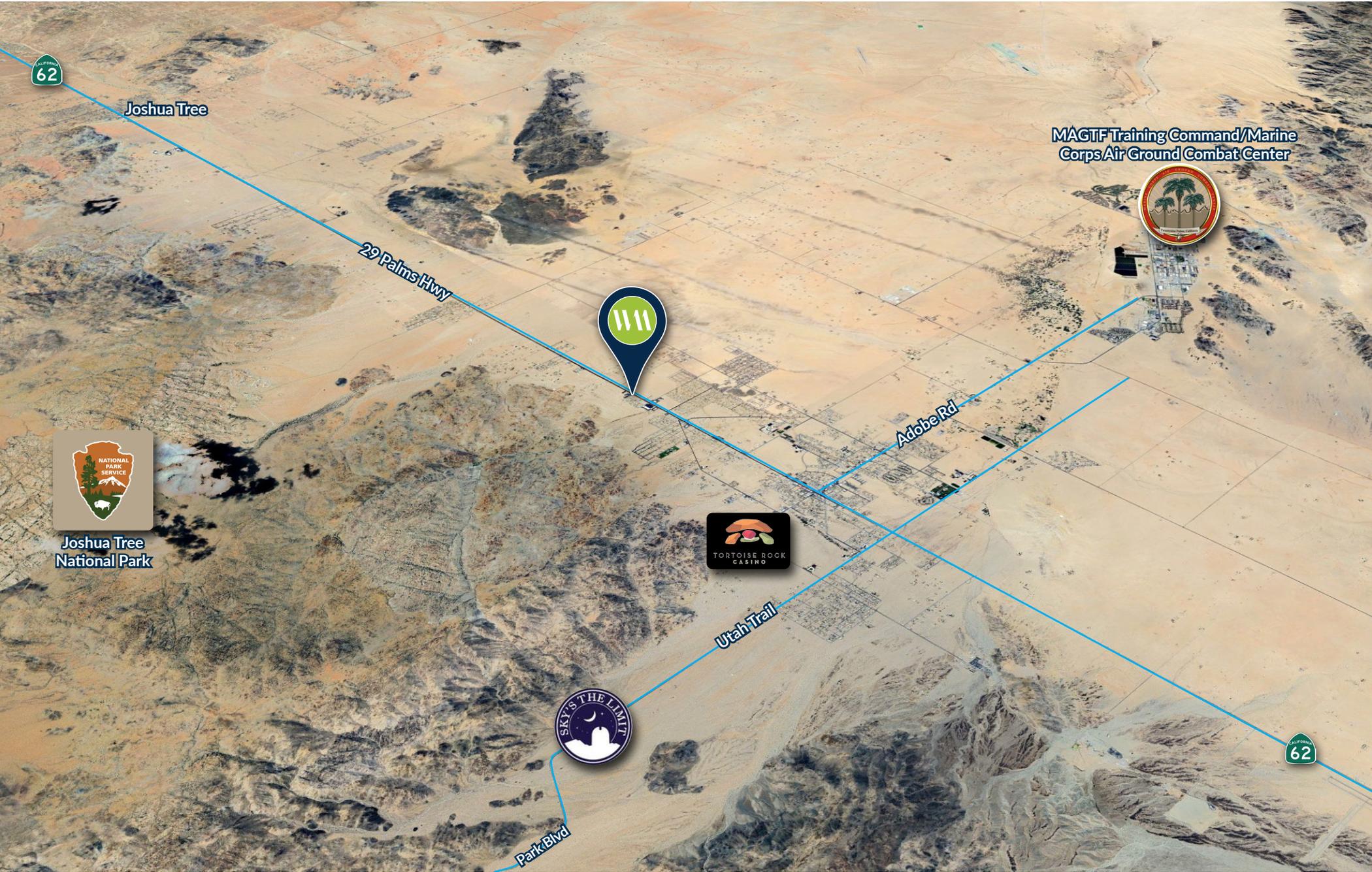
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DEMOGRAPHICS	1-mile	3-mile
Population	3,154	11,843
Households	1,241	4,807
Median Age	34.20	33
Median Household Income	\$58,239	\$51,320
Daytime Employees	433	2,856
2025 Average Daily Traffic (ADT)	29 Palms Hwy and Mariposa Ave: 15,421 ADT	

# AERIAL MAP

1.10 Acres | 29 Palms Outer Highway and Panorama Avenue  
Twentynine Palms, CA 92277



Joshua Tree

29 Palms Hwy

MAGTF Training Command/Marine  
Corps Air Ground Combat Center



Adobe Rd



Joshua Tree  
National Park



Utah Trail



Park Blvd



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# PLAT MAP

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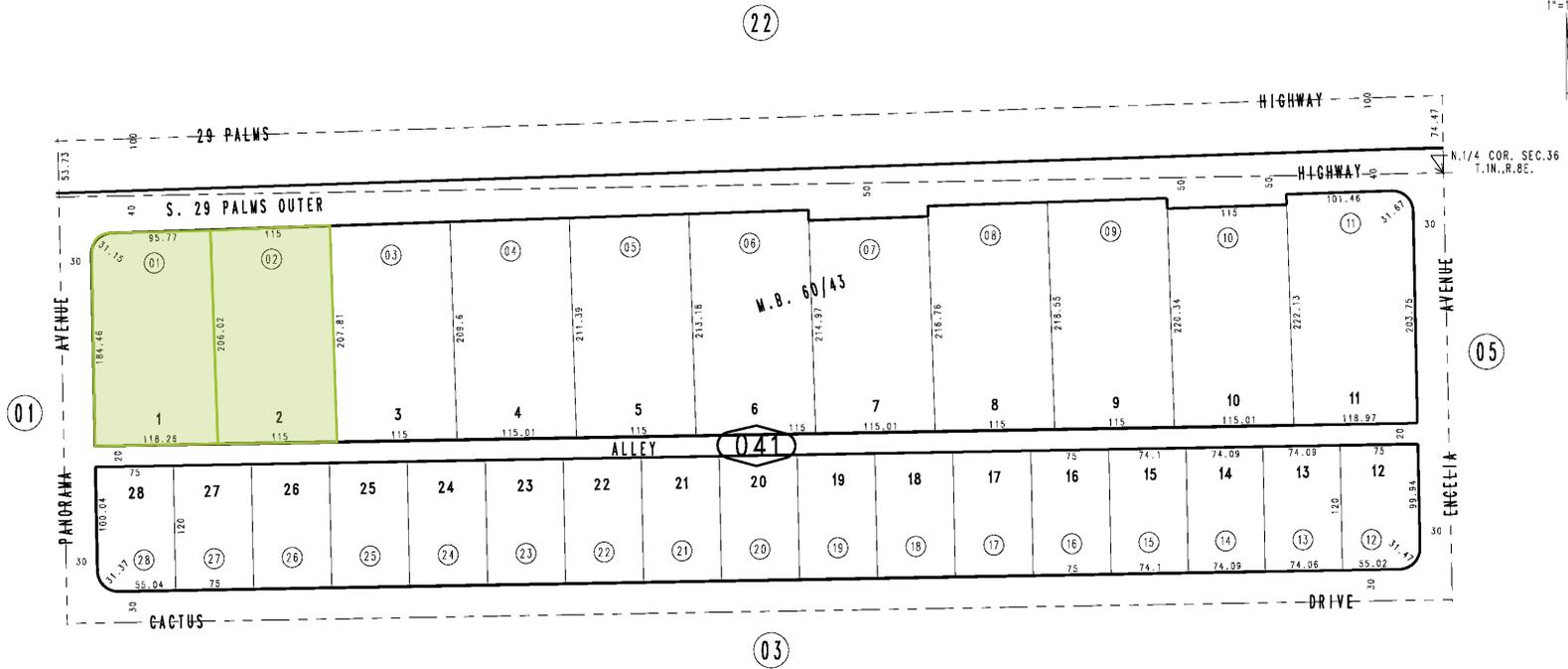
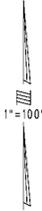
APN: 0615-041-01-0000 AND 0615-041-02-0000

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.

Pin. Tract No. 4954, M.B. 60/43

City of Twentynine Palms  
Tax Rate Area  
19001

0615 - 04



February 2005

Pin. N.W.1/4, Sec. 36  
T.1N., R.8E.

Assessor's Map  
Book 0615 Page 04  
San Bernardino County

REVISED

## YOUR ADVISORS



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