

**\$1,200,000 - OWNER MOTIVATED  
3.81 ACRES FOR SALE**

*Includes \$60,000 Annual Income*

**1998 HIGHWAY 138**  
Pinion Hills, CA 92372



**CBRE**

# property highlights



## Location

Exceptionally well located land on HWY 138.



## Access

Accessibility to main roads.



## Adjacency

Proximity to I-15 FWY.



## Development

Potential for a wide variety of uses.



## Income

3.81 Acres has \$60,000 Annual Income

## PROPERTY OVERVIEW

### Address

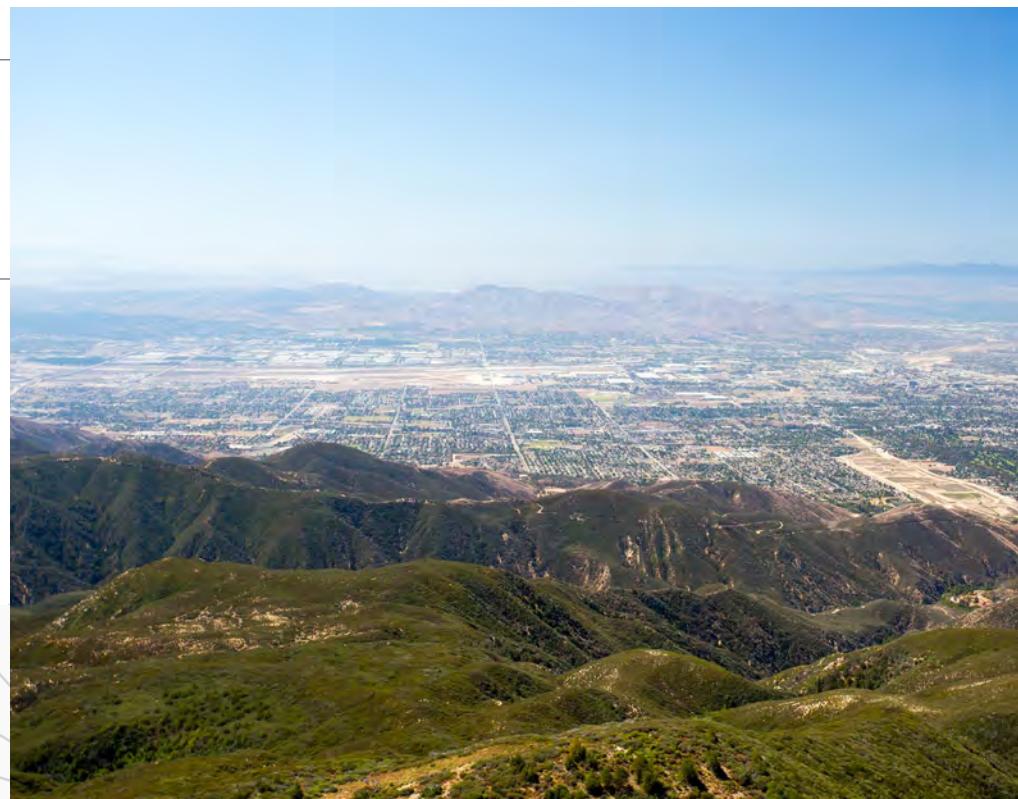
1998 Highway 138  
Pinion Hills, CA 92372

### Market/Submarket

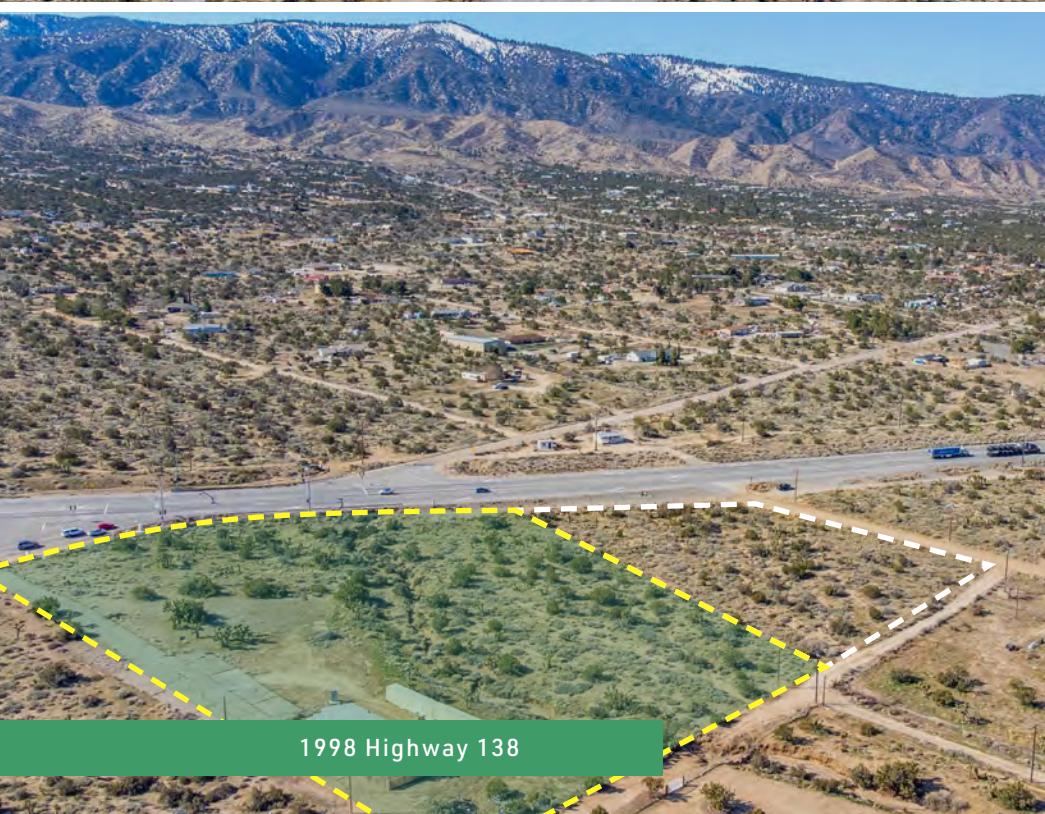
High Desert -  
San Bernardino County

### Acres

±3.81 Acres



# photos





# 1998 HIGHWAY 138

Pinion Hills, CA 92372  
3.81 Acres

+2 Acres Available  
call for more details

EVERGREEN RD

PHELAN RD

CALIFORNIA  
138

# 1998 HIGHWAY 138

Pinion Hills, CA 92372



PHELAN RD  
EVERGREEN RD



1998 Highway 138

# area demographics

DEMOGRAPHIC COMPREHENSIVE	5 MINS	10 MINS	15 MINS
<strong>POPULATION</strong>			
2023 Population	3,386	12,607	25,608
<strong>HOUSEHOLDS</strong>			
2023 Households - Current Year Estimate	1,193	4,509	9,018
<strong>HOUSEHOLD INCOME</strong>			
2023 Avg. Household Income	\$86,122	\$90,097	\$94,572

# traffic counts

5 MINUTES	TYPE	COUNT
Phelan Road and State Hwy 138	Adt	37,183
State Highway 138 and El Centro Road	Adt	17,000

# 1998 HIGHWAY 138

Pinion Hills, CA 92372

## INVESTMENT CONTACTS

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