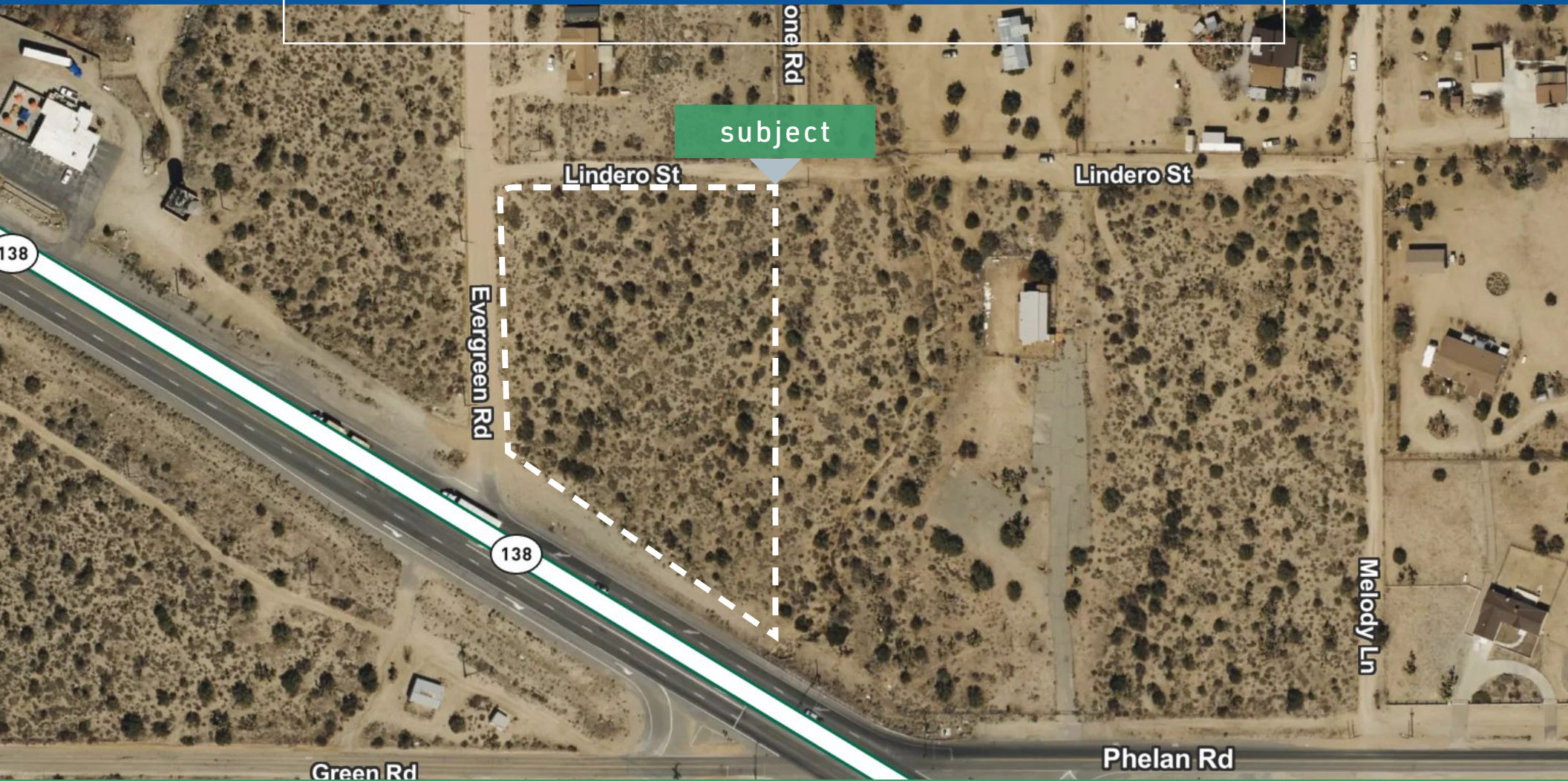


±2 ACRE DEVELOPMENT SITE FOR SALE

HWY 138 & PHELAN

Pinion Hills, CA 92372



property highlights



Location

Exceptionally well located land on HWY 138.



Access

Accessibility to main roads.



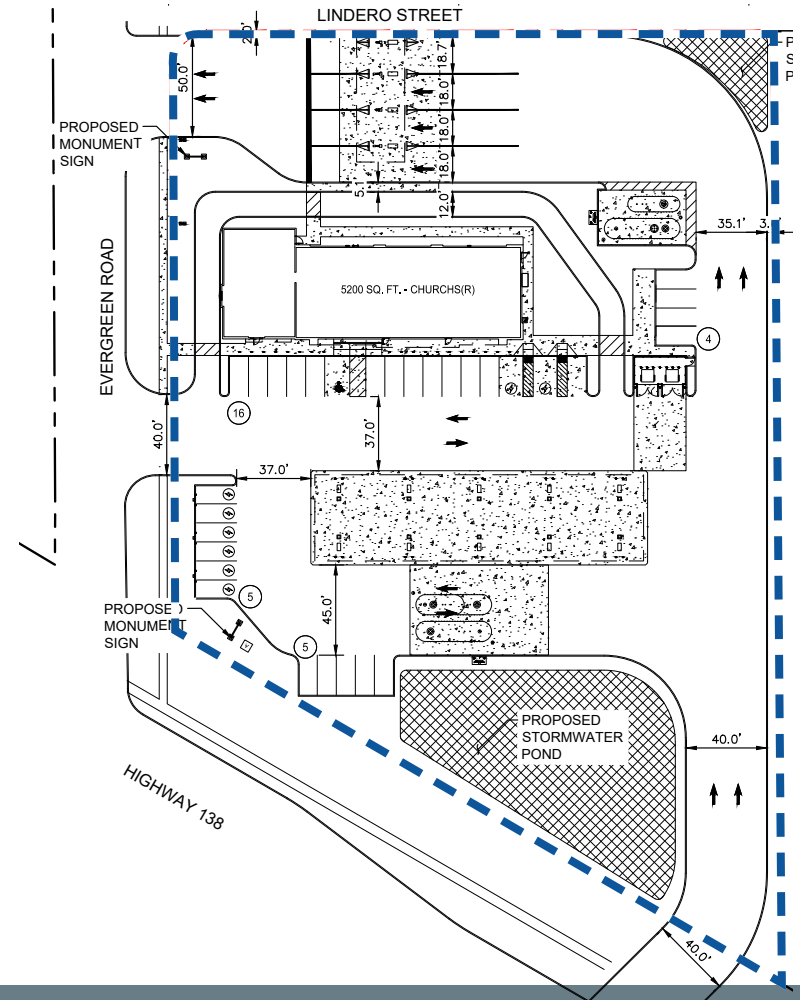
Adjacency

Proximity to I-15 FWY.



Development

Potential for a wide variety of uses.



PROPERTY OVERVIEW

Address

Hwy 138 and Phelan Rd.
Pinion Hills, CA 92372

Market/Submarket

High Desert -
San Bernardino County

Acres

±2 AC

Hwy 138 and Phelan Rd

PHOTOS



Hwy 138 and Phelan

HWY 138 & PHELAN

Pinion Hills, CA 92372



EVERGREEN ROAD

PHELAN RD



HWY 138 & PHELAN

Pinion Hills, CA 92372





Hwy 138 and Phelan Rd

area demographics

DEMOGRAPHIC COMPREHENSIVE	5 MINS	10 MINS	15 MINS
POPULATION			
2023 Population	3,386	12,607	25,608
HOUSEHOLDS			
2023 Households - Current Year Estimate	1,193	4,509	9,018
HOUSEHOLD INCOME			
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

HWY 138 & PHELAN

Pinion Hills, CA 92372

INVESTMENT CONTACTS

BRANDON BEAUCHEMIN

+1 909 418 2000

brandon.beauchemin@cbre.com

Lic.01338753

JOE MILLER

+1 714 614 3444

joe.miller@cbre.com

Lic. 00902422

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPMH Hwy 138 and Phelan_BRO_Beauchemin_v4_TJ 03/29/24

CBRE