

Duncan Rd., Phelan, CA 92371

1.83 Acres of Land For Sale



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ADDRESS

Duncan Rd.
Phelan, CA 92371

APN:

3069-331-03

PROPERTY OVERVIEW

Peaceful & serene desert living at its finest! Come enjoy the fresh air and open spaces – bring your horses and your off-road toys! Build your dream home or invest for the future in this quick developing region of Southern California! The High-Speed Train to Las Vegas and The Barstow International Gateway are just two of the many up and coming projects which will catapult the local economy in years to come! APN 3069-331-03 - ±1.83ac vacant land parcel fronting on paved Duncan Rd just ±1,200 linear feet east of Johnson Rd. The property is zoned PH / RL (Phelan Rural Living) allowing for one primary residential dwelling unit per 2.5 gross acres. Electricity runs on the north side of the Duncan Rd and can be found at the existing residence immediately adjacent to the west. The nearest water connection appears to be 330 feet south from the southeastern corner of the parcel in Sequoia Rd.

MUNICIPALITY

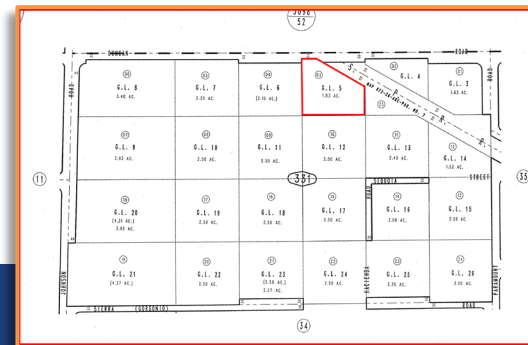
Phelan | County of San Bernardino

ZONING

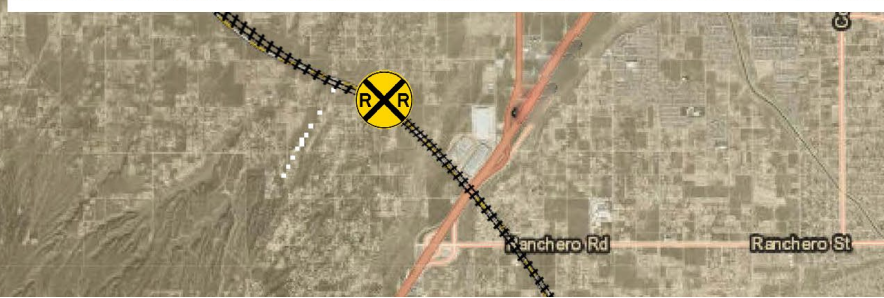
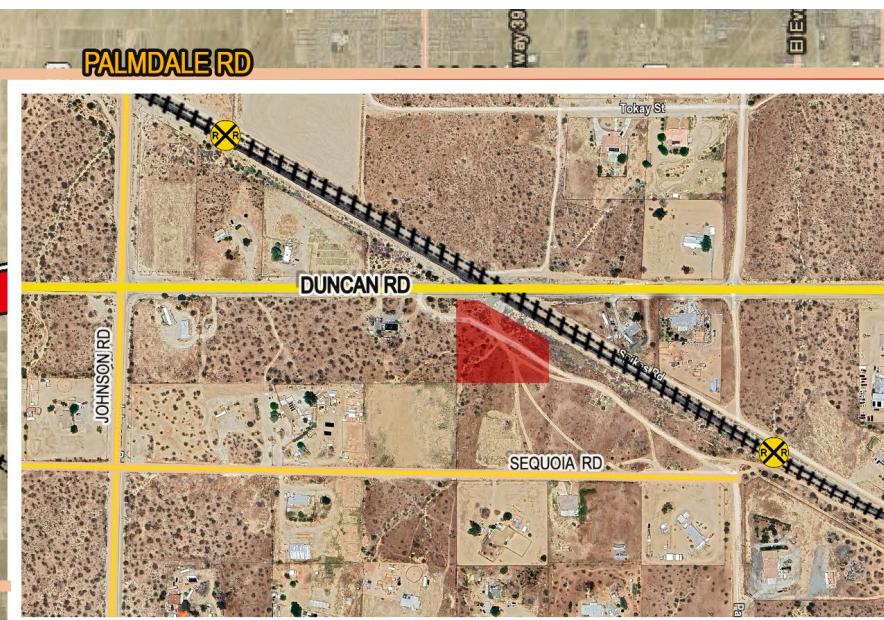
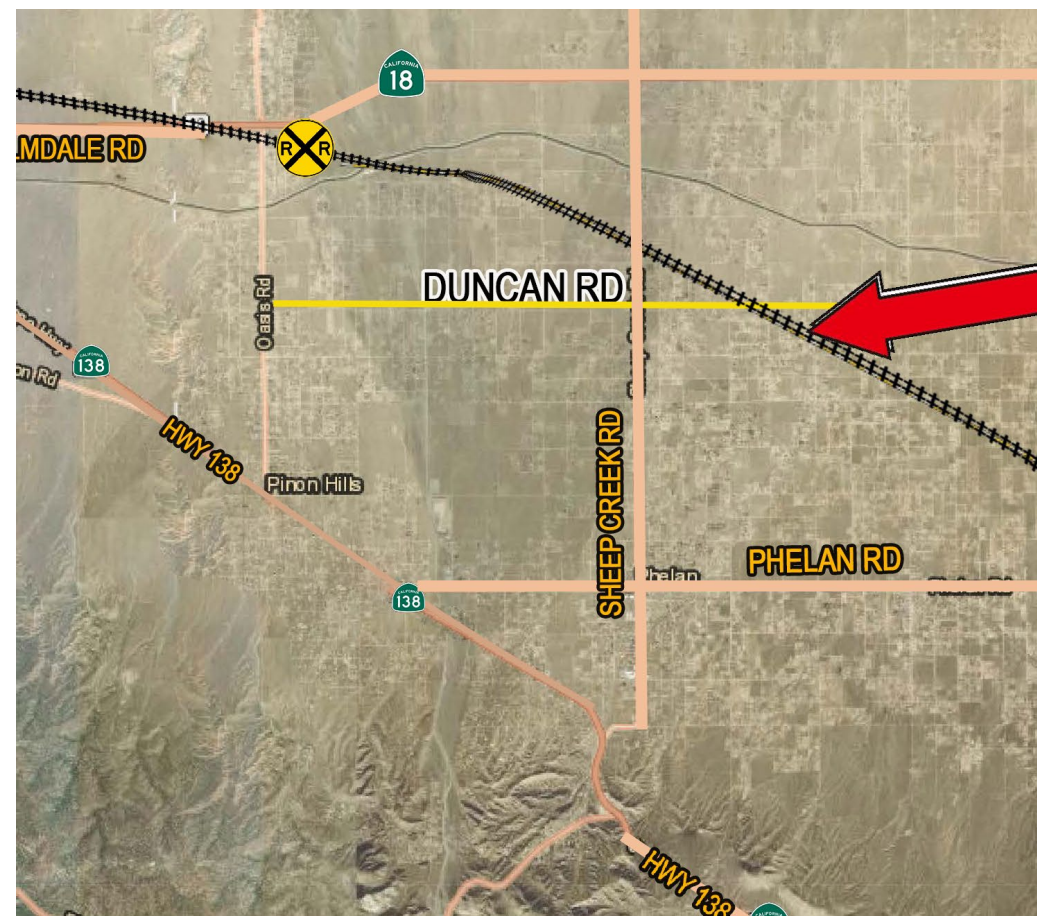
PH / RL (Phelan Rural Living)

ASKING PRICE FOR SALE

\$62,500



Site Summary



Highway and Interstate Map

Location Map



- ★ **Los Angeles** - 79 miles / 1 hr 30 min
- ★ **San Bernardino**- 35.5 Miles / 41 min
- ★ **Lake Arrowhead** - 43.8 miles / 1 hr. 3min
- ★ **Apple Valley** - 25 miles / 42 min
- ★ **Adelanto** - 16 miles / 24 min
- ★ **Barstow**- 54.1 miles / 57 min
- ★ **Las Vegas**- 206 miles / 3hrs 56 min



Barstow International Gateway (BIG)

BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers to domestic containers.



With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ±300 acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.



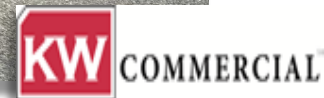
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