

MGR
Real Estate
DRE #01841921



Available for Purchase

Exclusive Property

Pravin Joshi, MGR Real Estate Inc.
DRE #01016937

Exclusive Property • Pravin Joshi | pjoshi@mgrrealestate.com | 951.545.7678

| Table of Contents

01 **Introduction**

General area demographics

02 **Property Specifications**

Land description & parcel numbers

03 **Property Mapping**

Plat map, parameters and zoning

04 **Photos**

Property grounds, main house, art studio,

05 **garage, workshop and pottery barn.**

06

07 **Area History**

Paiute-Shoshone, European 1860's settlement

08 **Land Ownership**

Private property in and around Lone Pine

09 **Tourism**

A hotspot for vacations and outdoor activities

10 **Contact Information**

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Downtown Lone Pine, California (population 1,300± Elevation 3,727 ft.)

Private well with water rights

Introduction

This 10 ± acre parcel offers one of the rarest mixed-use development opportunities in the Eastern Sierra region. Strategically positioned at the intersection of Highway 395 and Mt. Whitney Portal Road, the site sits at the gateway to Lone Pine, California — a world-renowned base for travelers bound for Mt. Whitney, Alabama Hills, and the Inyo National Forest. Featuring unobstructed mountain views, an on-site well, and documented water rights, this property delivers both natural beauty and development viability.



325/357 N. Brewery Street (street view)



Property is approximately 10 +/- acres.

| Property Specifications

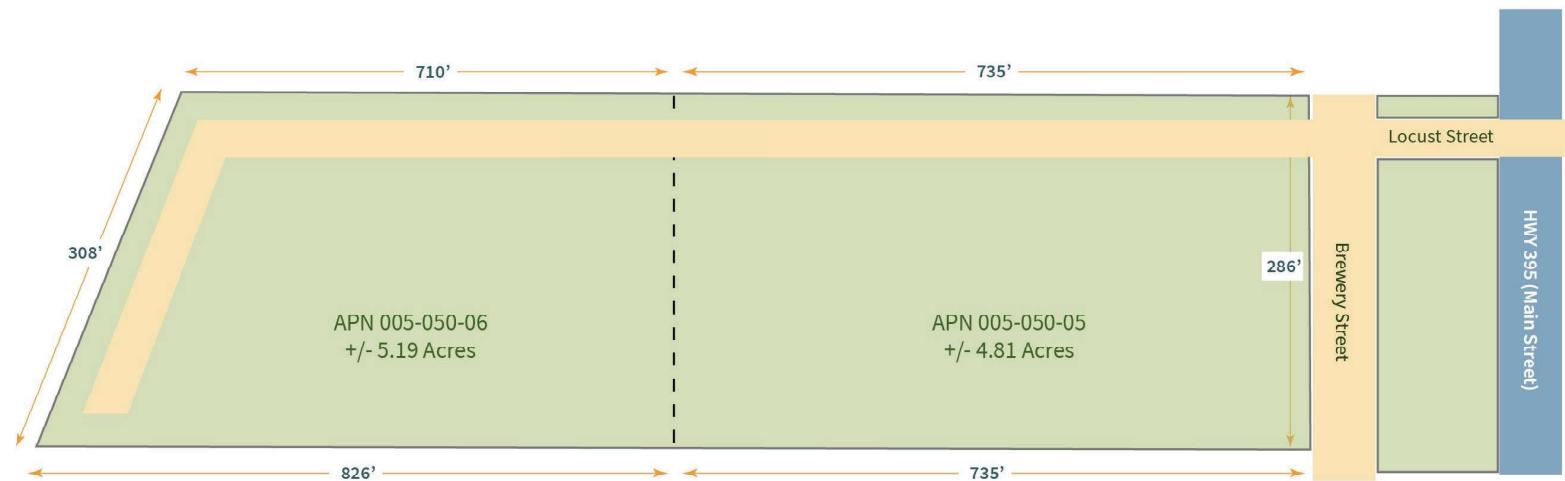
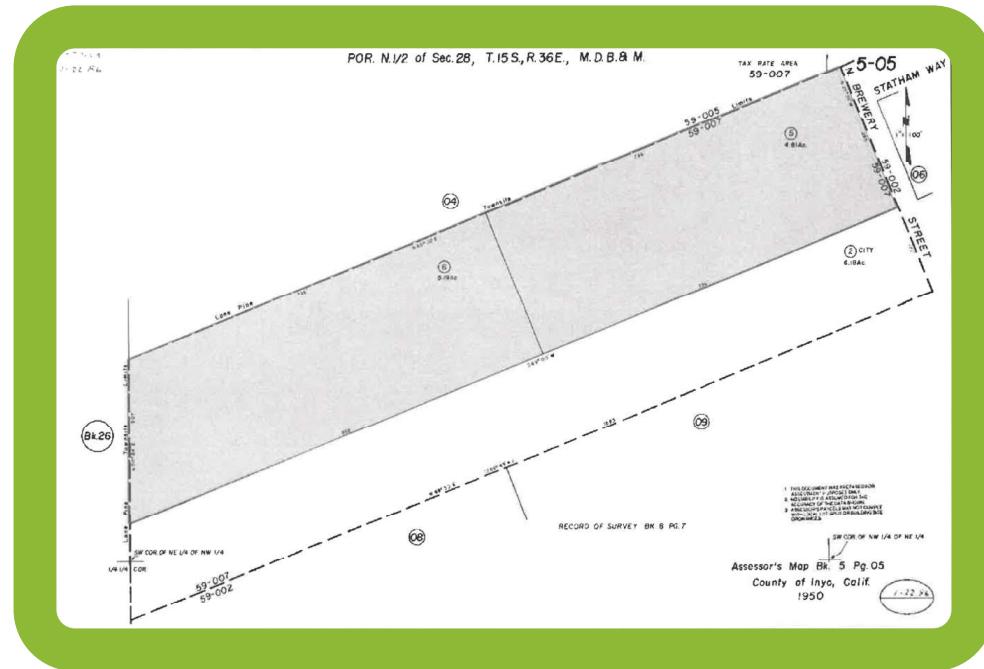
The property's flat topography, existing well infrastructure, and mixed-use zoning allow for hospitality, residential, or commercial projects. Key highlights include prime highway visibility, and close proximity to Mt. Whitney and the Alabama Hills. It's ideal for boutique lodging, glamping, or residential development.

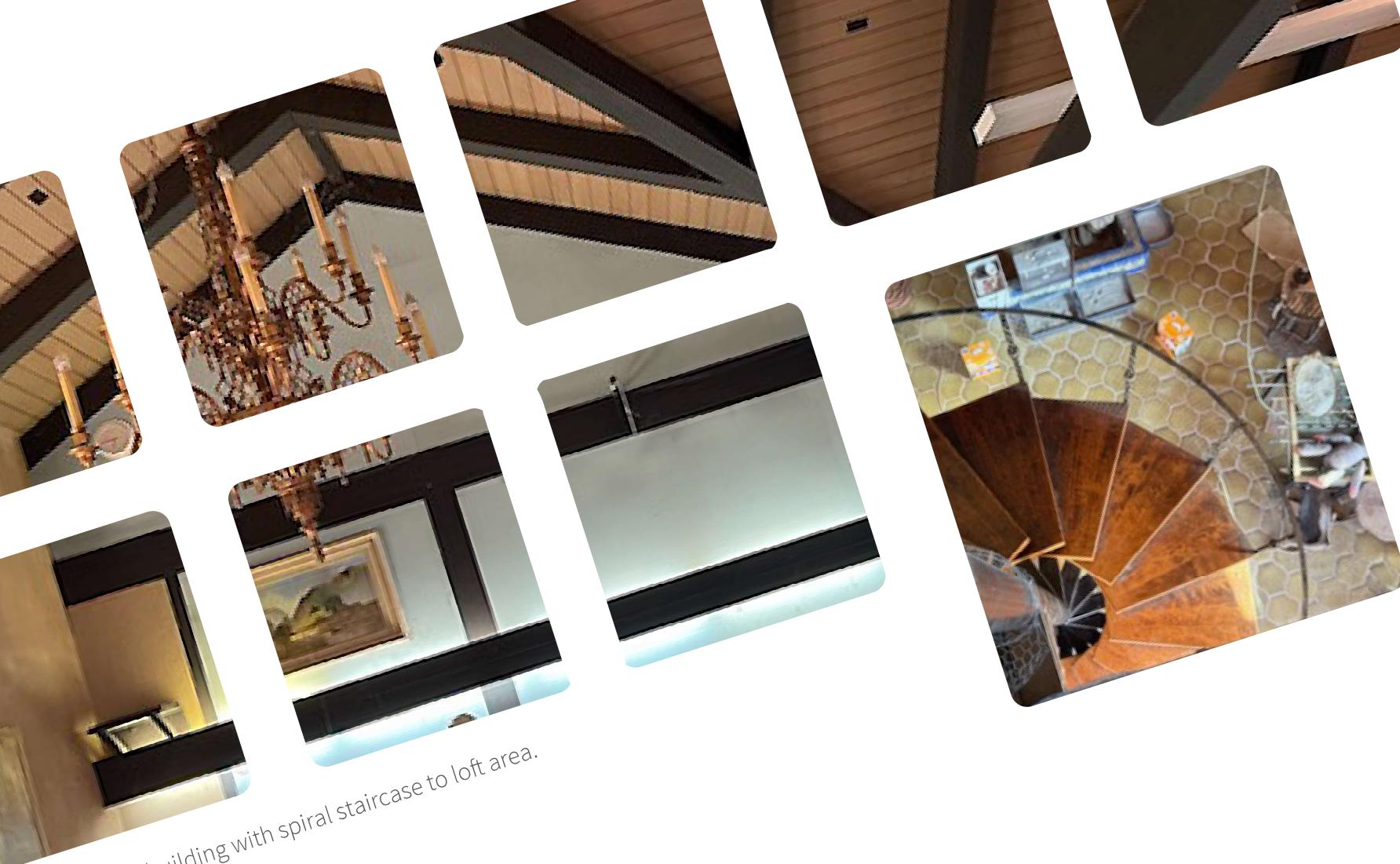
Property:	10 Acres ±	Zoning:	RR-5.0
Address:	325/357 N. Brewery Street	Description:	Flat/Level Improved Land
City/State/Zip:	Lone Pine, CA 93545	Assessor Parcel No:	005-050-05 & 06
County:	Inyo	Land as Vacant:	Development Opportunity
MSA/Micropolitan:	Bishop	Property as Improved:	Mixed-Use
Property Built:	1 SFR 1970		

Possible mixed-use zoning. The parcel supports hospitality, commercial, and residential development. Conditional Use Permits (CUPs) allow for eco-lodges, retreats, or energy installations. Developers can pursue phased or hybrid projects integrating retail and lodging components.

Plat Map

The property has paved road access from Mt. Whitney Portal Road, visible from Highway 395. It includes a private well with water rights, electricity along the property boundary, and typical septic infrastructure feasibility. Terrain is flat to gently sloping with excellent drainage.

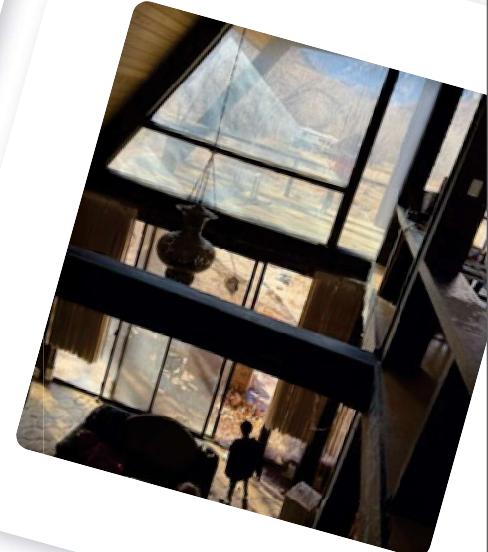
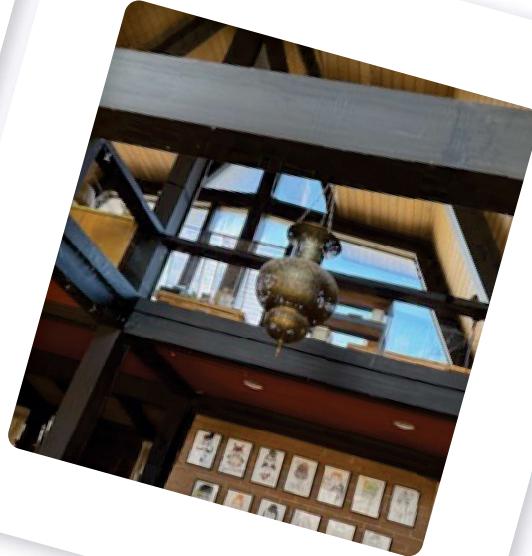
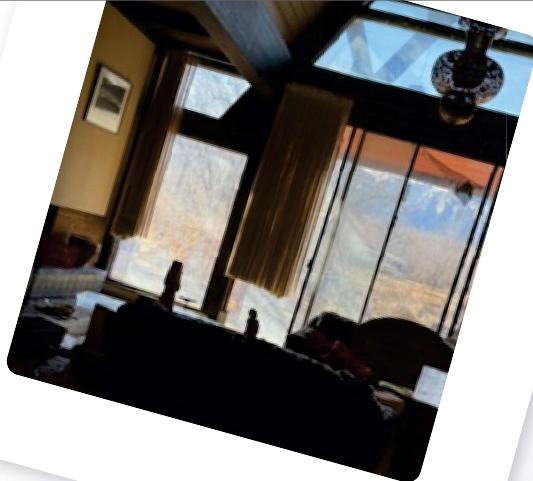




Main building with spiral staircase to loft area.

| Property Photos

Built in 1970, the property showcases beautiful ornate lighting fixtures, a spiral staircase with high ceilings and large windows that frame the Sierra Nevada mountain range to the west.



| Property Photos

Parcel includes the main house at 8,343 sq. ft. with three bedrooms and four bathrooms. A studio sits behind the main house at 900 sq. ft., with the same high-beamed ceiling and large windows. The backside of the property includes a workshop, garage and pottery barn building.

A beautiful pool is located behind the main house adjacent to a fully equipped outdoor kitchen.

Fresh water streams and ponds run throughout the property, ideal for the casual fisherman.



North Brewery Street entrance



Lone Pine Peak (property view)



Main house



Driveway view from inside



Gated entryway from Brewery Street



Art Studio



Garage, workshop, and pottery barn

| Area History

Lone Pine was originally inhabited by the Paiute-Shoshone people who lived in harmony with the natural resources of the valley farming, and hunting.

In the 1860's Europeans would arrive to establish a hub for miners, traders and ranchers.

Over the years much of the land has been dedicated to conservation, recreation and wilderness protection. The vast public land means Inyo County is a hotspot for outdoor recreation such as hiking, fishing, camping, bird watching, rock climbing, boating and more.



Sierra Nevada Mountains with Mt. Whitney at 14,505 ft. elevation

| Land Ownership

Private land ownership makes up only 2% ± of available land in the Lone Pine area, making this a highly profitable investment.

With only a small fraction available for private ownership, acquiring land in Inyo County can be challenging and private properties often command higher values due to limited supply.

98% of land in Inyo County is institutionally owned.



The Alabama Hills and Mt. Whitney



The Alabama Hills and Mt. Whitney



The Alabama Hills and Lone Pine Peak

| Inyo County Tourism

Lone Pine serves as the Eastern Sierra gateway along U.S. Highway 395. Millions of visitors pass through annually en route to Mt. Whitney, Death Valley, and Yosemite. The town is supported by tourism, outdoor recreation, and local commerce. This corridor provides continuous visibility and year-round access.

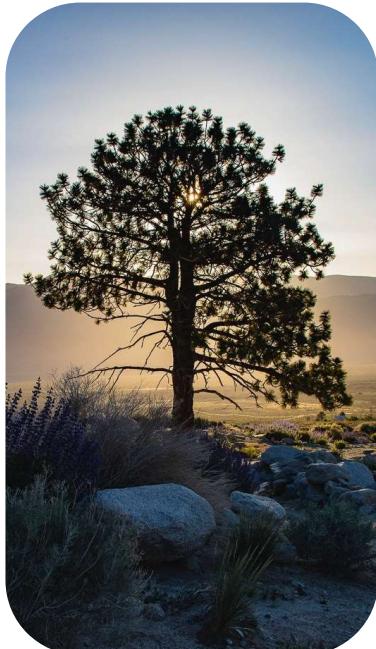
It lies at the base of Mt. Whitney, the tallest peak in the contiguous United States and serves as a starting point for hikers attempting the Mt. Whitney trail. The nearby Alabama Hills, Diaz Lake and Sierra Mountains are also popular for hiking, rock climbing, fishing, bird watching, camping photography and so much more. Local accommodations are often limited due to high tourist traffic throughout the year.



Lone Pine Peak

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| *Best Offer

Call for Pricing. Seller will consider cash or new loan offers. Flexible closing terms. Illustrative returns range from 10-18% depending on development strategy. Investors benefit from low land basis, intrinsic water value, and multiple profitable exit paths.

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