

LAND FOR SALE ±8.92 ACRES GREEN RD.

Pinon Hills, CA 92372 APN #3036-031-03



ECONOMIC DATA

SALE PRICE: \$149,000.00

PROPERTY INFORMATION

COUNTY: San Bernardino

MARKET: Inland Empire

SUBMARKET: High Desert

PROPERTY OVERVIEW

Come and discover your perfect estate home-site on this beautiful ±8.92 acres with frontage along paved Green Road, in peaceful and serene Pinon Hills, CA. This pristine parcel has it all. Enjoy the natural desertscape by day and the captivating stars by night as you build your elegant estate home. The neighboring homes are at a distance allowing you the perfect amount of privacy.

Owner has expired subdivision map and engineering from 2018 for division into three parcels allowing for development of three ±3.00-acre home sites along Green Road and can potentially be hired to assist with completion of recording.

Bring your offers quickly, this one won't last long.

Disclaimer: Buyer to investigate and satisfy itself with all aspects of the property prior to completion of a purchase.

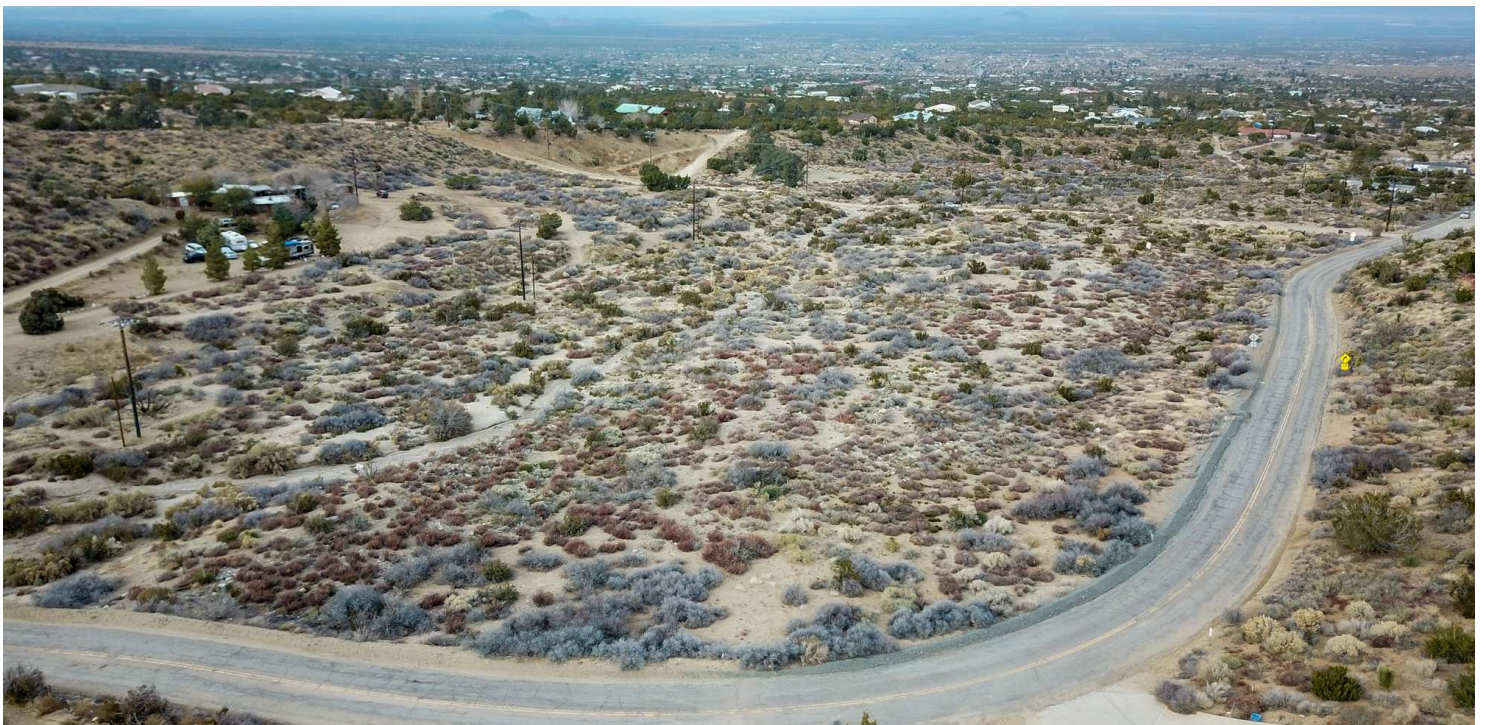
PROPERTY HIGHLIGHTS

- Zoning (PH/RL) Phelan/Pinon Hills Rural Living
- Excellent Investment Opportunity
- Great Visibility
- Scenic Views

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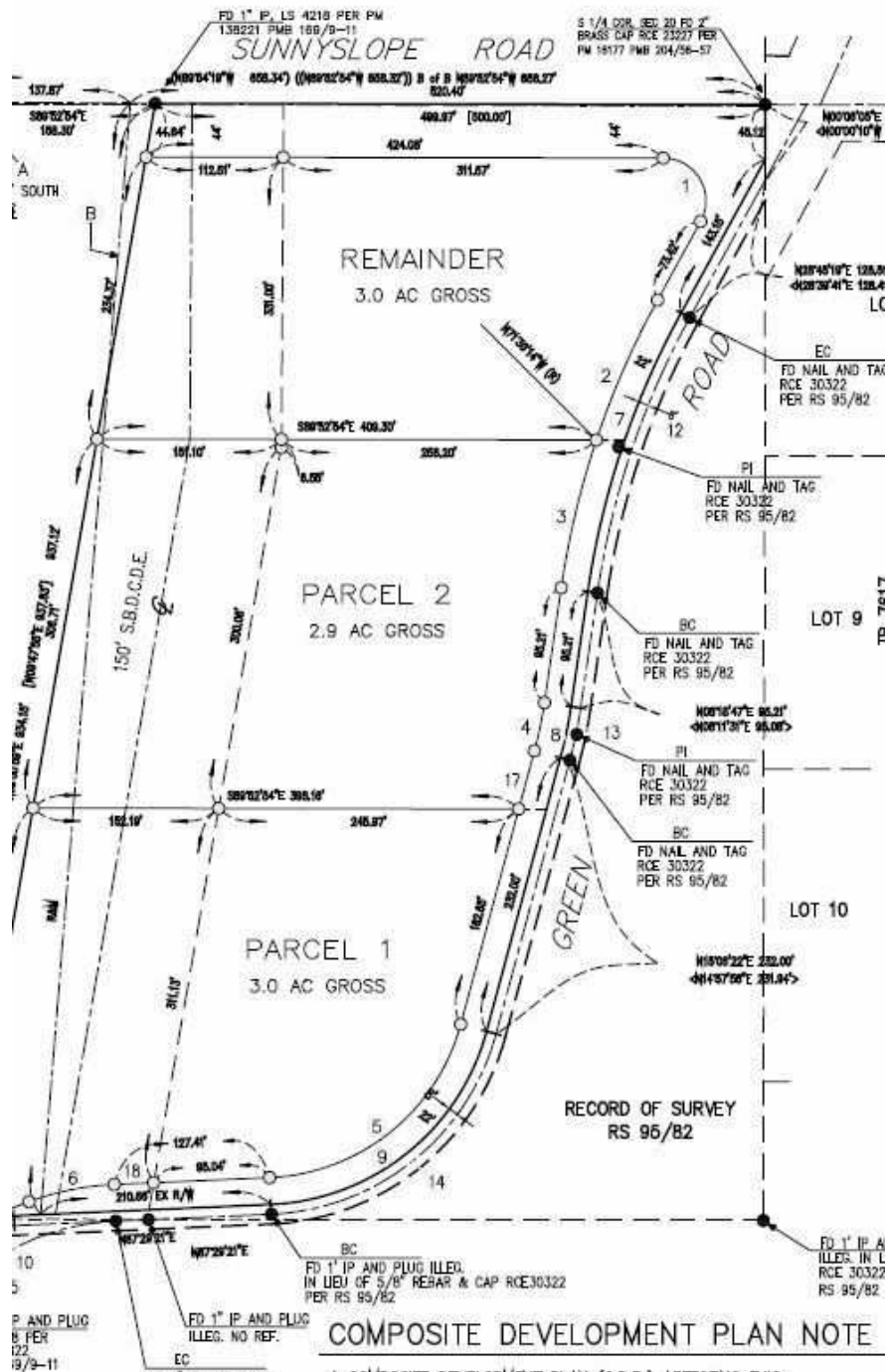


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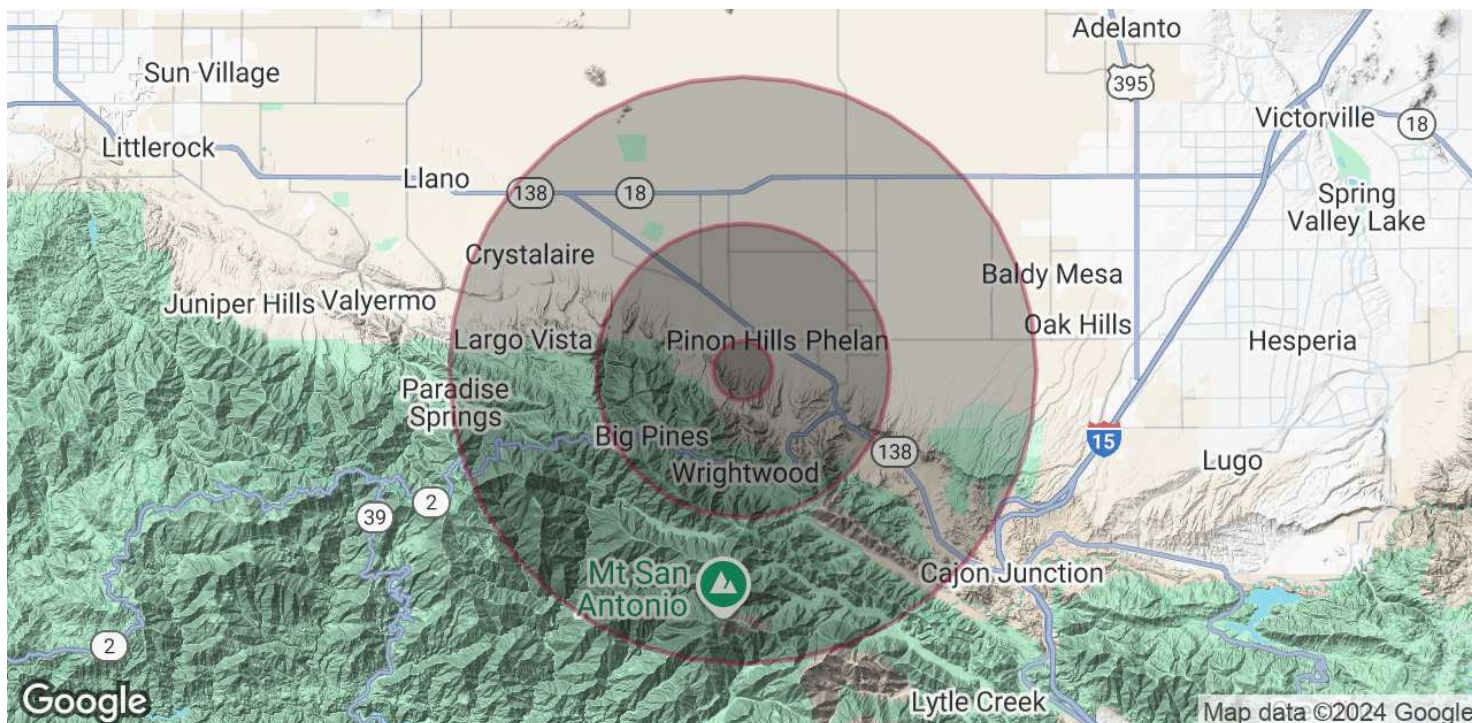
*Portion of Expired Parcel Map (2018) - Used for illustration purposes only.

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	665	13,451	32,397
Average Age	38.0	38.1	36.7
Average Age (Male)	36.8	38.0	35.5
Average Age (Female)	55.6	40.2	38.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	264	5,663	11,657
# of Persons per HH	2.5	2.4	2.8
Average HH Income	\$78,139	\$65,515	\$64,869
Average House Value	\$280,926	\$286,702	\$277,676

2020 American Community Survey (ACS)

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