



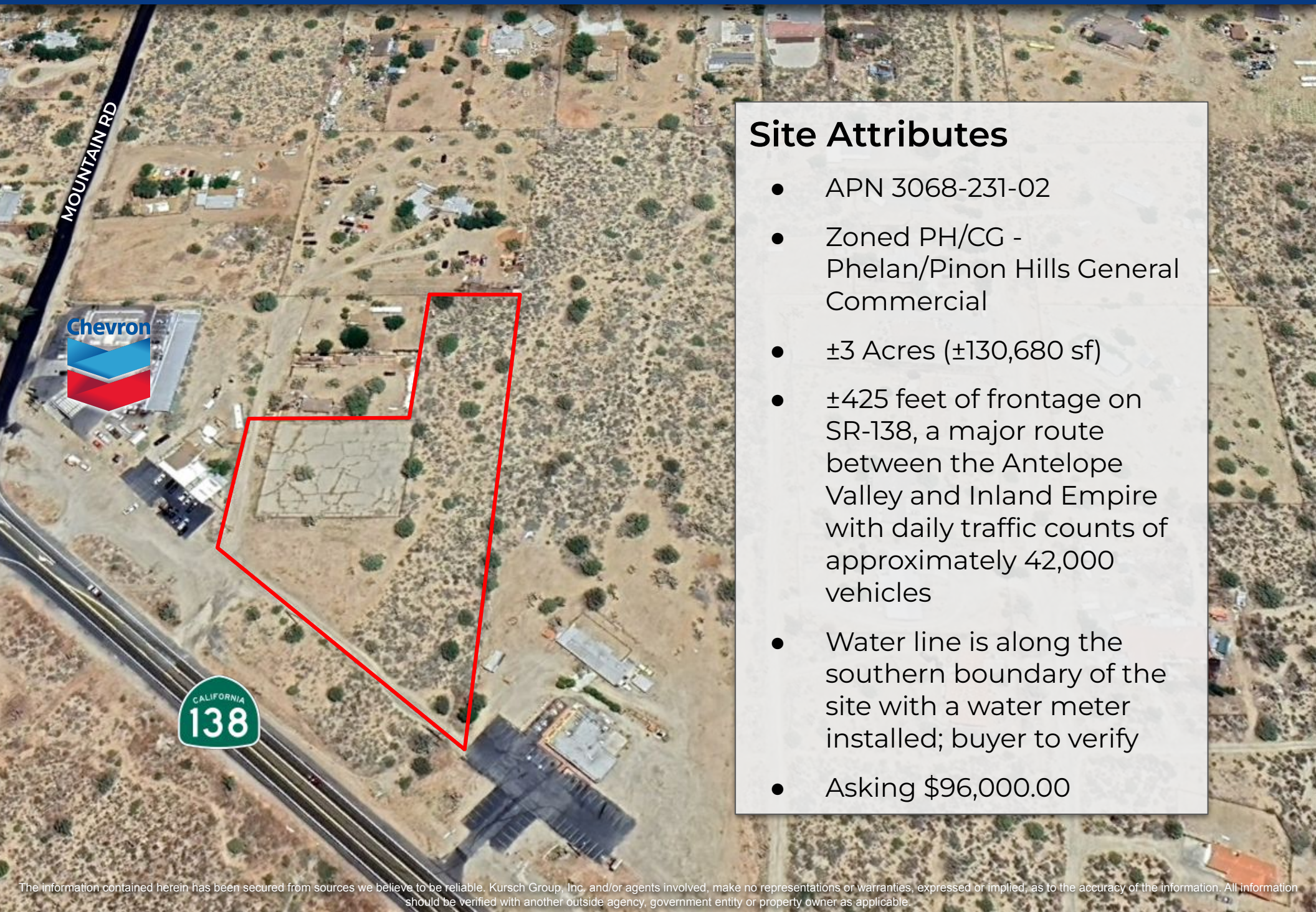
# COMMERCIAL LAND FOR SALE

MOUNTAIN RD



±3 AC State Highway 138  
Pinon Hills, CA





### Site Attributes

- APN 3068-231-02
- Zoned PH/CG - Phelan/Pinon Hills General Commercial
- ±3 Acres (±130,680 sf)
- ±425 feet of frontage on SR-138, a major route between the Antelope Valley and Inland Empire with daily traffic counts of approximately 42,000 vehicles
- Water line is along the southern boundary of the site with a water meter installed; buyer to verify
- Asking \$96,000.00



# AREA OVERVIEW

SR-138 | Pinon Hills, CA



**SITE**  
±3 Acres

**PINON HILLS  
ELEMENTARY SCHOOL**



**DOLLAR  
GENERAL**



# PLAT MAP

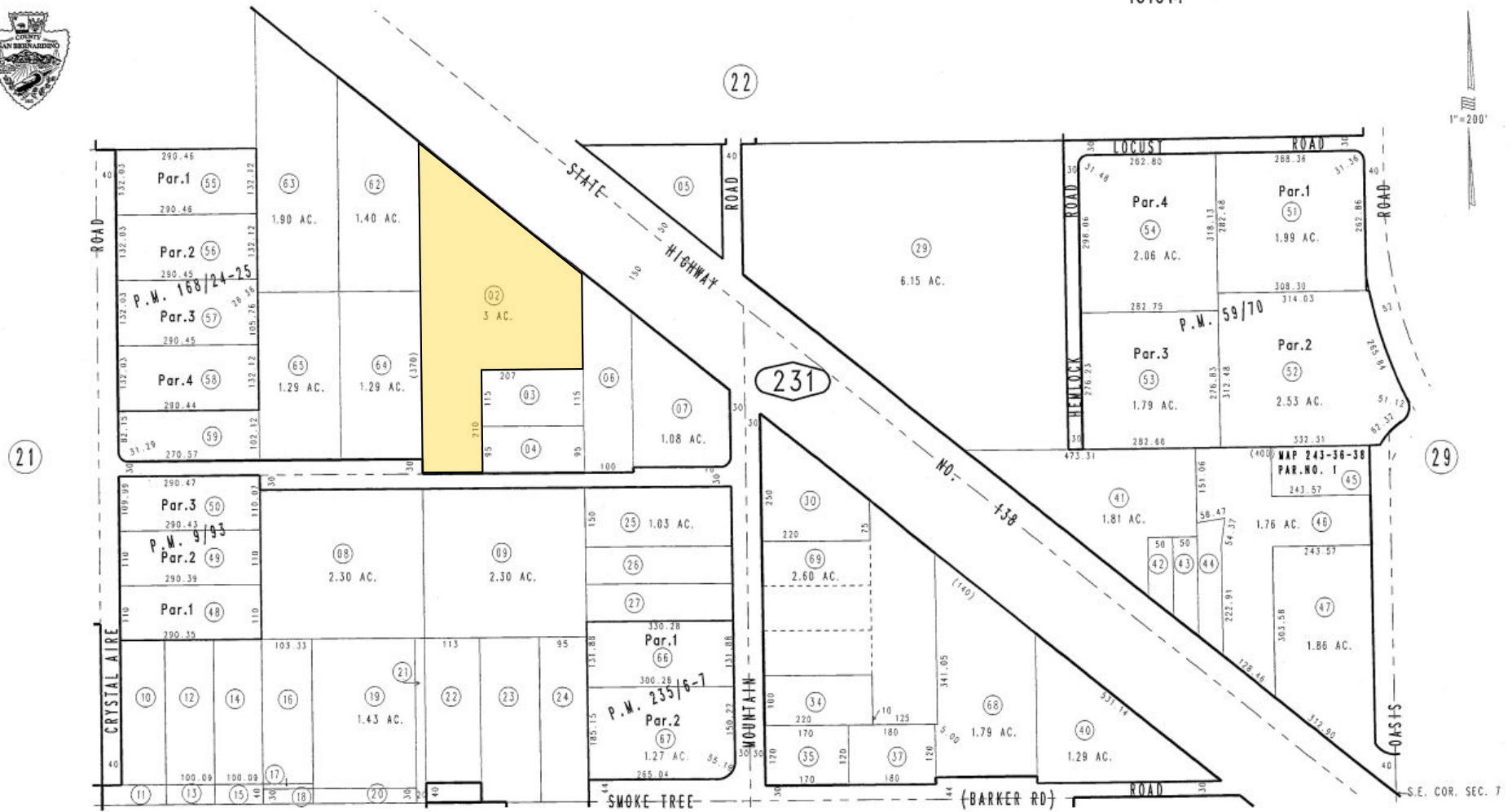
SR-138 | Pinon Hills, CA

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.



S.1/2, S.E.1/4, Fract'l. Sec. 7, T.4N., R.7W., S.B.M.

Snowline Joint Unif. 3068-23  
Tax Rate Area  
101014



3067  
05

Parcel Map No. 17974, P.W. 235/6-7  
Parcel Map No. 14202, P.W. 168/24-25  
Parcel Map No. 6225, P.M. 59/70  
Parcel Map No. 1068, P.M. 9/93

Assessor's Map  
Book 3068 Page 23  
San Bernardino County

REVISED  
01/14/20 KA

June 1994

1





12180 Ridgecrest Rd. Ste. 232  
Victorville, CA 92395

760.983.2383 | [www.kurschgroup.com](http://www.kurschgroup.com)

**Aiden Schmidt**  
Sales Associate

[aschmidt@kurschgroup.com](mailto:aschmidt@kurschgroup.com)  
Direct: 760.983.2592  
DRE # 02201573