



COMMERCIAL LAND FOR SALE



PHELAN RD

±1.33 AC State Highway 138
Pinon Hills, CA

Site Attributes

- APNs 3067-341-26 & 3067-351-23
- Zoned PH/CG - Phelan/Pinon Hills/General Commercial
- ±1.33 Acres (±57,703 sf)
- ±350 feet of frontage on SR-138, a major route between the Antelope Valley and Inland Empire with daily traffic counts exceeding 42,000 vehicles
- Strategically situated at the signalized intersection of Phelan Road and SR-138; ideal for development serving the growing communities of Phelan and Pinon Hills as well as commuter traffic
- Water line located at the SW corner of the site in Green Road
- Asking \$599,000.00



AREA OVERVIEW

SR-138 | Pinon Hills, CA



STATER BROS. markets.	McDonald's
verizon	NAPA RITE AID
KFC	Starbucks
Wienerschnitzel	7-Eleven
Auto Zone	Little Caesars
DOLLAR TREE	BURGER KING
DOLLAR GENERAL	TACO BELL
	CIRCLE K

PHELAN ELEMENTARY SCHOOL

PINON MESA MIDDLE SCHOOL

SERRANO HIGH SCHOOL

SITE

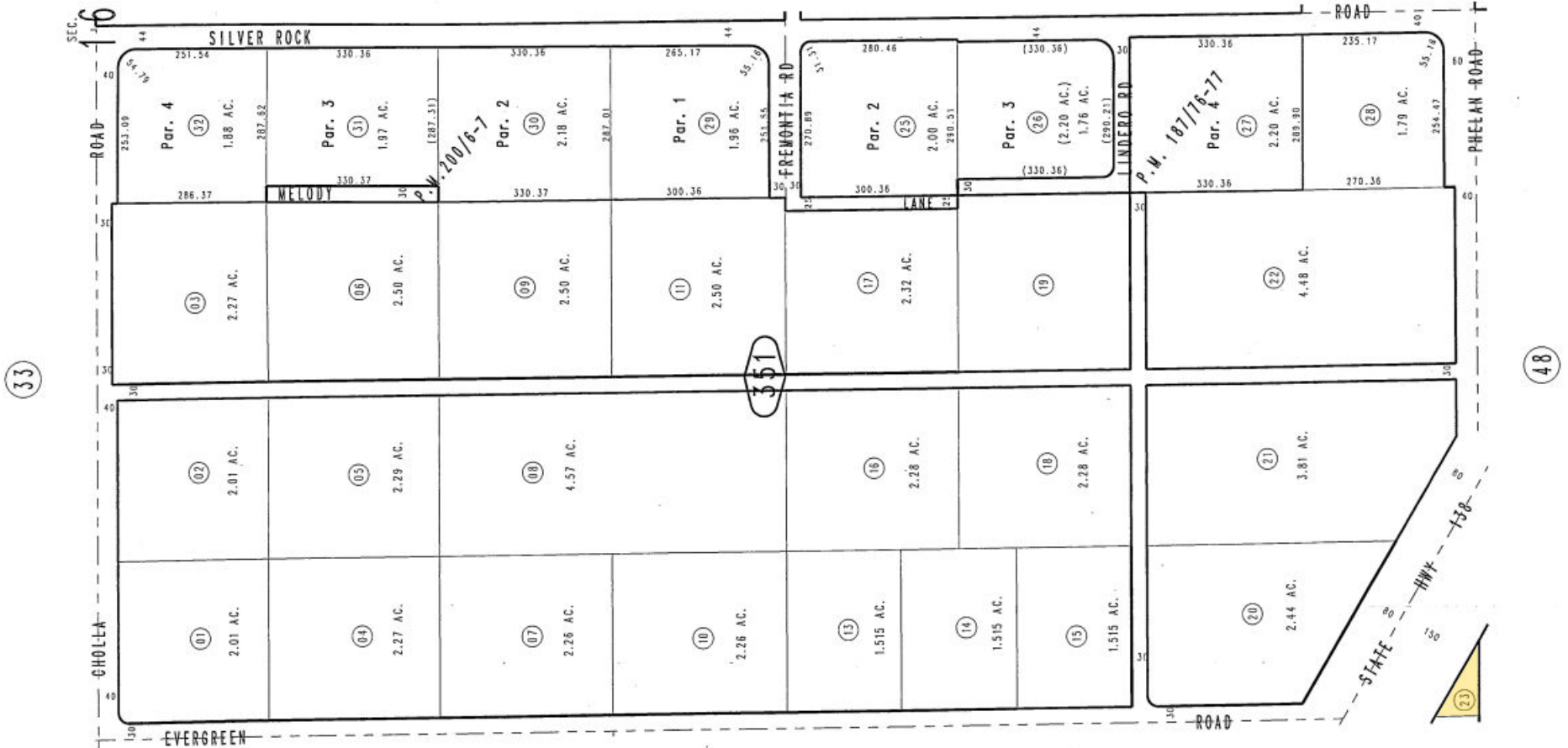
PLAT MAP

APN 3067-351-23

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

E.1/2, S.W.1/4 Sec. 16, T.4N.,R.7W., S.B.M.

Snowline Joint Unif. 3067-35
Tax Rate Area
101014



Oct. 1996

Parcel Map No. 15988, P.M. 200/6-7
Parcel Map No. 14646, P.M. 187/76-77

Assessor's Map
Book 3067 Page 35
San Bernardino County

REVISED
03/02/22 KA



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