

2.34 ACRES VACANT LAND
TAPIA ROAD, TWENTYNINE PALMS, CA 92277

WILSON MEADE
COMMERCIAL REAL ESTATE

FOR SALE | ~~\$14,000~~ \$9,000



KATE RUST

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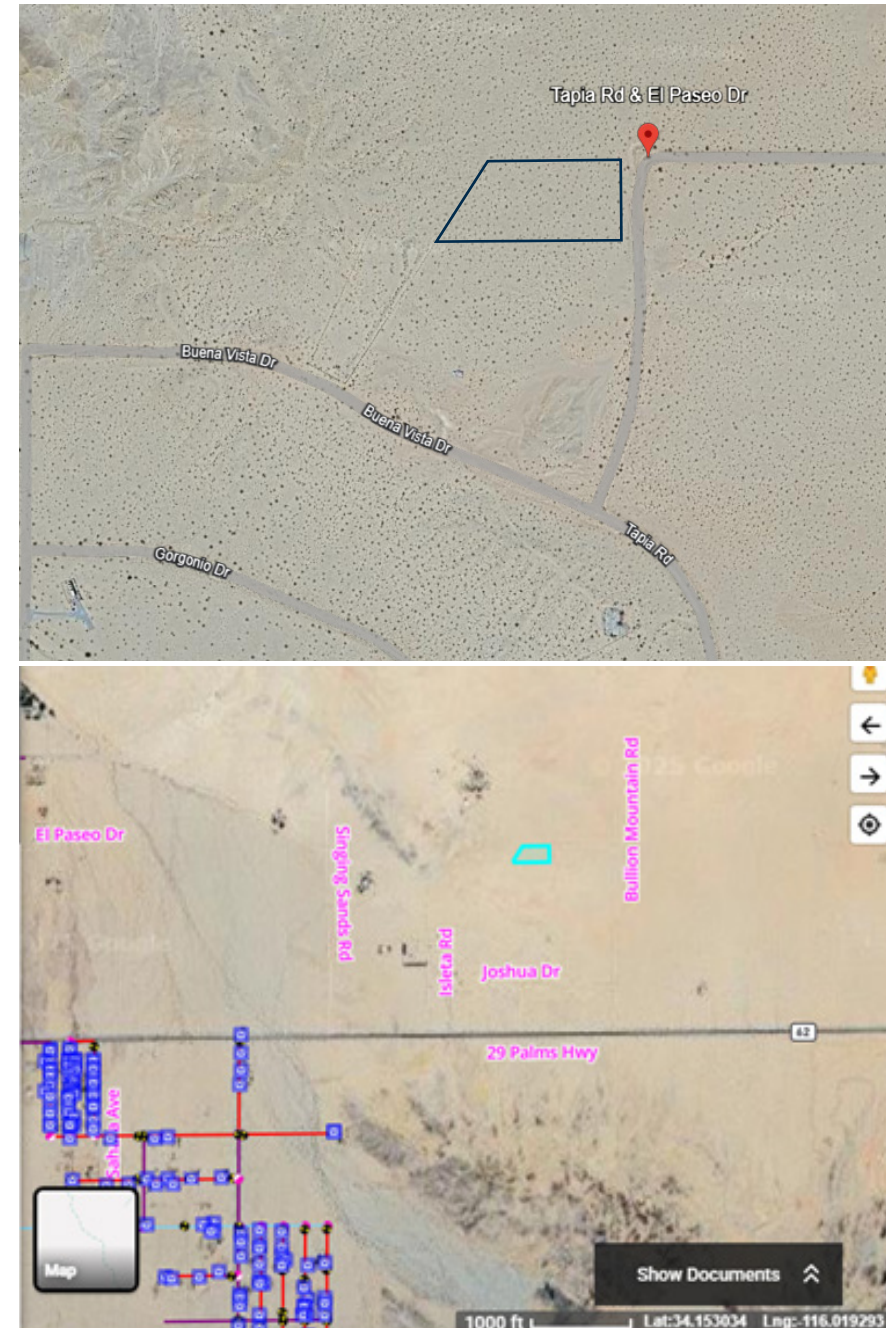
760-409-1532

72100 Magnesia Falls Drive, Ste 2, Rancho Mirage, CA 92270
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PROPERTY OVERVIEW

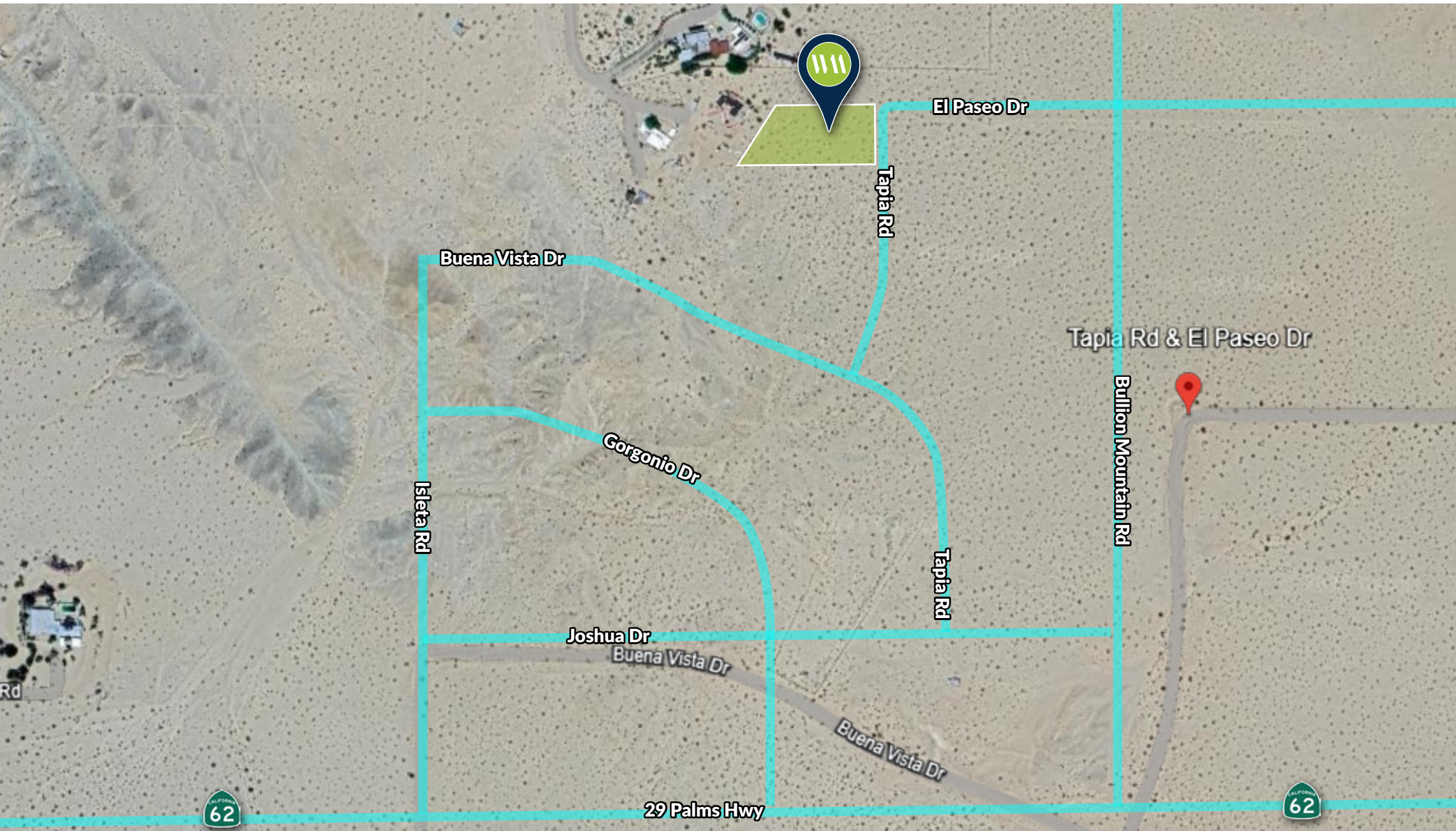
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City	Twentynine Palms, CA 92277
County	San Bernardino County
APN	0623-381-01-0000
Ownership Type	Fee Land
Lot Size	2.34 acres / 101,930 sq. ft. (Buyer to Verify)
Location	.69 miles North of Hwy 62
Zoned	RL-2.5-Rural Living District. RL-2.5, requires a minimum lot size of 2.5 acres. Ask Listing Agents for Zoning Ordinance Allowed uses and permit requirements for the Rural Living Land Use District are listed in Table 19.08.030-1 (Allowed Land Uses and Permit Requirements). The table lists all permissible uses and use-related permits for primary and accessory uses that are permanent in nature.
Some Permitted Uses	Single Family Dwelling, Small Day Care, Residential Care Facility Serving 6 or fewer persons, ADUs, Congregate Care, Transitional Housing
Permitted Uses with CUP	Mobile Home, Nursery, Church
Utilities	None. (Buyer to investigate.)
Water	Closest water at 29 Palms Hwy. Contact Twentynine Palms Water District for more information, 760-367-7546.
Sewer	None. Only Septic.
Electric	Southern California Edison (Buyer to Research.)
Nearby	Close proximity to Dining, Hotels/Motels, Schools, Library, Shopping and Fire Department
Notes:	Access road is unpaved and may be soft or muddy at times. 4WD recommended.



AERIAL

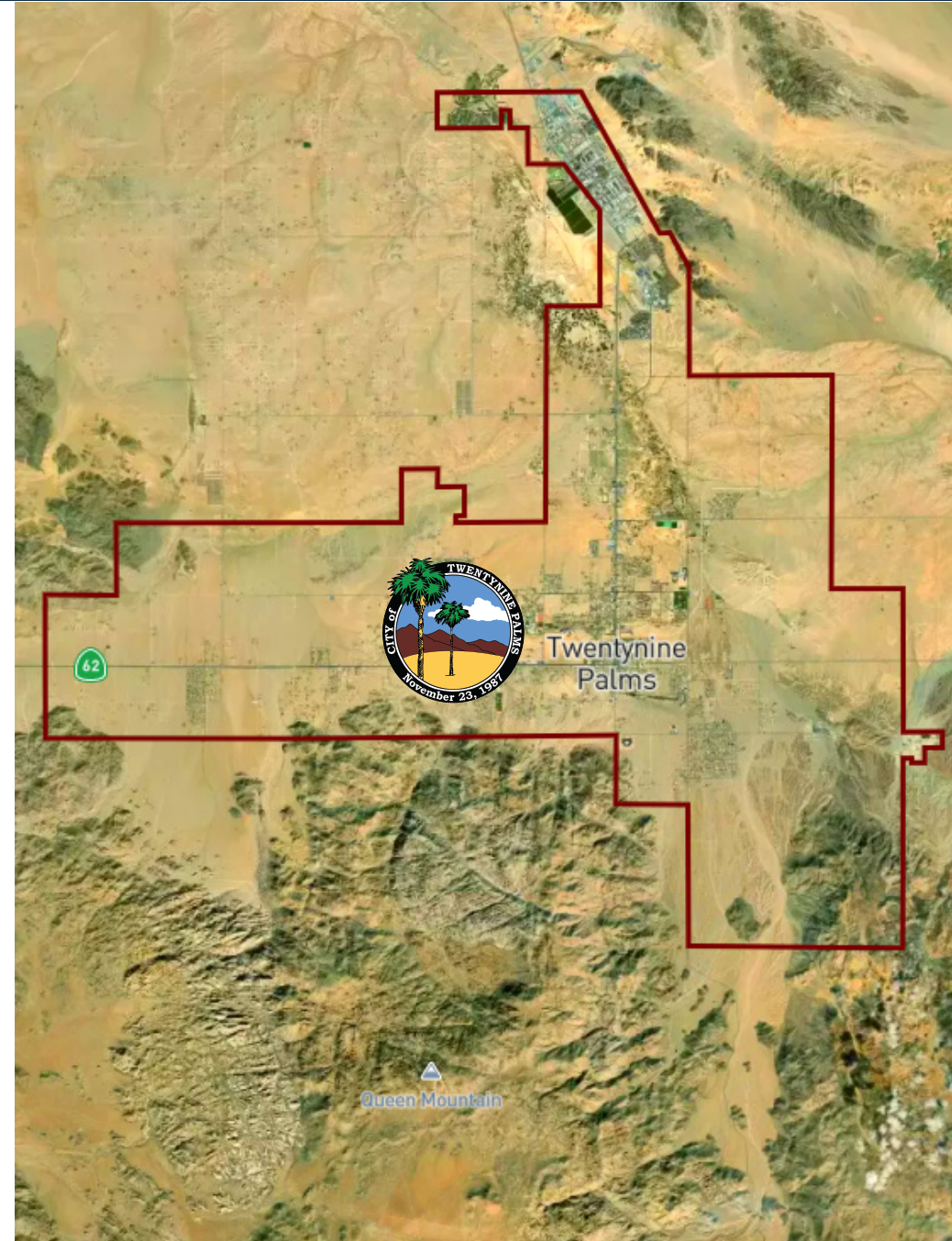
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DEMOGRAPHICS

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	1-mile	3-mile	5-mile
Population			
2024 Estimated Population	47	9,961	23,006
2029 Projected Population	48	10,521	23,915
Annual Growth 2020-2024	0.5%	4.0%	2.3%
Annual Growth 2024-2029	0.4%	1.1%	0.8%
Median Age	40	30.8	30.2
Households and Growth			
2024 Estimated Households	21	4,187	7,899
2029 Household Projection	21	4,420	8,274
Annual Growth 2020 to 2024	-2.6%	2.2%	1.8%
Annual Growth 2024 to 2029	0%	1.1%	1.0%
Average Household Size	2.3	2.4	2.5
Estimated Income			
2024 Average Household Income	\$58,194	\$56,194	\$61,798
2024 Median Household Income	\$24,999	\$44,644	\$50,457
Estimated Businesses and Employees			
2024 Total Businesses	2	376	488
2024 Total Employees	13	2,676	3,473
Traffic			
29 Palms Hwy / 62	5,311 Volume		



TWENTYNINE PALMS

The City of Twentynine Palms is the gateway to Joshua Tree National Park Headquarters (nearly 800,000 acres) and Main Park Entrance (the North Entrance) and proud host of the Marine Corps Air Ground Combat Center, the world's largest Marine Corps training base. The City is renowned for its world-class murals and artists, supportive business climate, pristine air, beautiful natural surroundings, desert and mountain vistas, and friendly family lifestyle.

The City of Twentynine Palms was incorporated on November 23, 1987. Situated in the Morongo Basin area of San Bernardino County, about 140 miles east of Los Angeles and 50 miles northeast of Palm Springs, the City encompasses 58 square miles and has a population of approximately 30,000 residents.



DEVELOPMENT IN TWENTYNINE PALMS

- Drive-in Movie (reopened)
- City Pool (reopened)
- 2 New Car Washes (approved)
- 1 New Restaurant (approved)
- 4 New Hotels
 - 1 Luxury Hotel designed with shipping containers (Open June 9, 2025)
 - Luxury Campground (in planning)
 - Old Adobe Hotel (approved)
 - Home2 Suites (in planning)

0623-38



Assessor's Map
Book 0623 Page 38
San Bernardino County

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

YOUR ADVISOR



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DISCLAIMER

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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