

# ±20 Acres Rural Living Land

Palmdale Road (Highway 18), Phelan, CA

## For Sale

## APN 3101-481-13



±20 Acres vacant land for sale in Phelan, CA. This site is zoned Rural Living (1du/2.5ac) which may allow for up to 8 separate parcels. The site is bordered by two roads: Palmdale Rd (aka Hwy 18) to the north and Dos Palmas Rd to the south. There are established rural homes on the neighboring properties and power is at the site, water at Palmdale Rd and at Dos Palmas Rd, buyer to verify all utilities.

This area offers the best of both worlds: rural, spacious living sites and easy access to conveniences, jobs and schools.

**OFFERING 20 AC For Sale \$210,000**



**RYAN TRAVIS**

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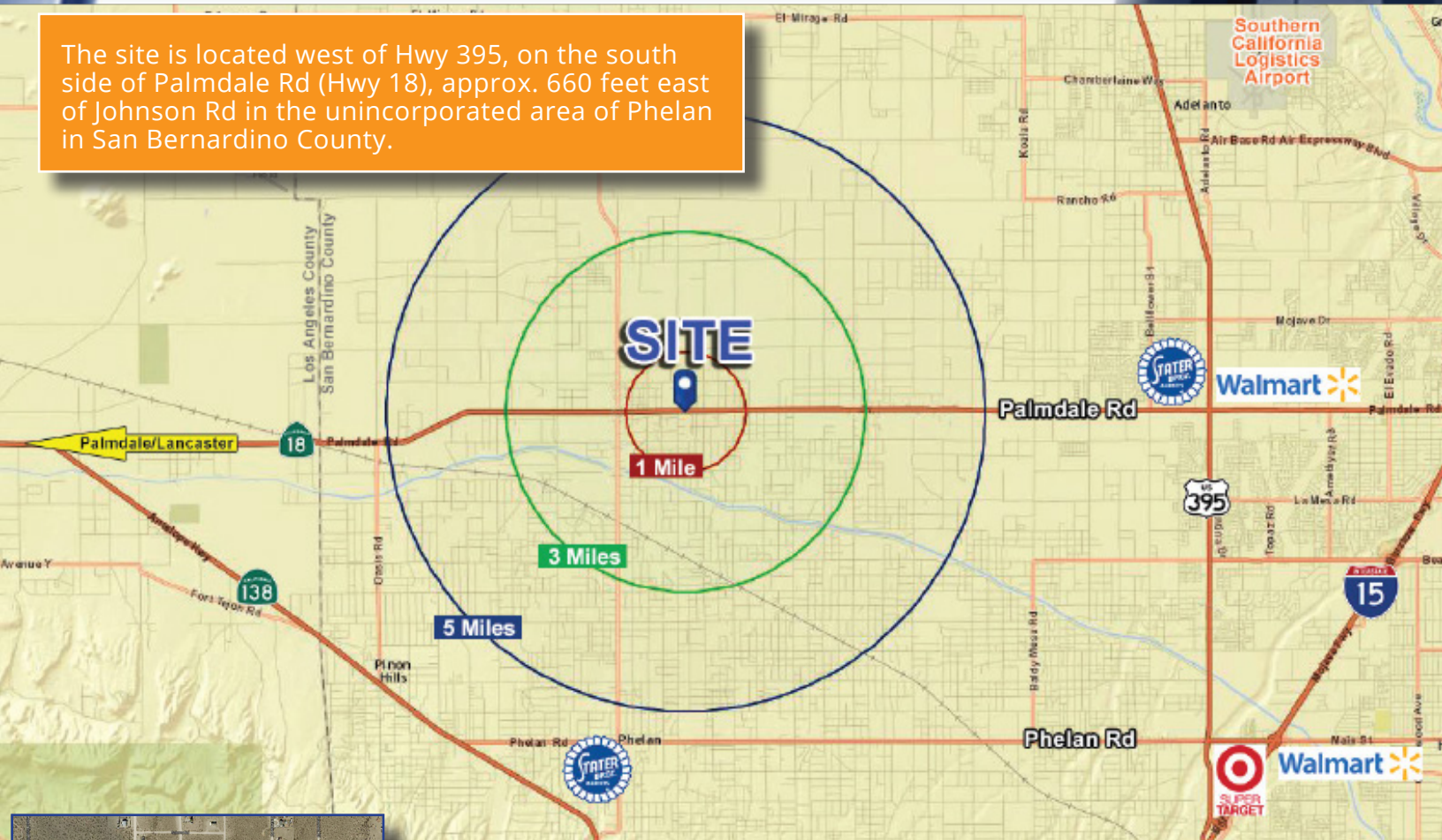
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The site is located west of Hwy 395, on the south side of Palmdale Rd (Hwy 18), approx. 660 feet east of Johnson Rd in the unincorporated area of Phelan in San Bernardino County.



### DISTANCES TO NEARBY POINTS OF INTEREST:

- ±6.75 Miles Southeast to Phelan Village Shopping Center Featuring:  
-Stater Bros. Grocery, Rite Aid, AutoZone, Gas Stations, Fast Food
- ±8.75 Miles East to Highway 395 and 2 Shopping Centers Featuring: -Walmart Super Center, Walgreens, AutoZone, Dollar Tree, Gas Stations, Fast Food -Stater Bros. Grocery, CVS, US Bank, Bank of America, Denny's, Fast Food
- ±13 Miles East to Interstate 15
- ±15 Miles Northeast to Southern California Logistics Airport - Distribution Facilities

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