

FOR SALE | 1.10 ACRES
29 Palms Outer Highway and Panorama Avenue
Twentynine Palms, CA 92277

WILSON MEADE
COMMERCIAL REAL ESTATE

PRICE: ~~\$110,000~~ REDUCED!
\$83,000



2 LOTS

S 29 Palms Outer Hwy

S 29 Palms Outer Hwy

Cactus Dr

Juanita Dr

29 Palms Hwy

Encilia Ave

Panorama Ave



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wilson-meade.com | CalDRE# 02051182

- Price: ~~\$110,000~~ Reduced! **\$83,000**
- City: Twentynine Palms, CA 92277
- Cross Streets: S. 29 Palms Hwy and Panorama Ave
- County: San Bernardino County
- APN: 0615-041-01-0000 and 0615-041-02-0000
- Fee Land
- Lot size: 1.10 AC/ 48,074 SF
- Zoned CG-General Commercial:
The CG land use serves as the City's primary commercial designation, allowing a broad range of commercial, retail, professional office and service-oriented businesses, including supermarkets, restaurants, hotels/motels and specialty retail stores.

Some Permitted Uses:

- Art Galleries
- Art Supply Store
- Congregate Care serving 7 or more people
- Transitional Housing
- Multi and Single Family Dwellings
- Utility and Service Uses and Structures

- Utilities located within close proximity of subject property
- Water: Twentynine Palms Water District; in front of property on 29 Palms Outer Highway
- Sewer: Septic
- Electric: Southern California Edison
- Cross Streets: 29 Palms Outer Highway and Panorama Ave.
- Close Proximity to Dining, Hotels/Motels, Schools, Library, Shopping and Fire Department



IMAGES

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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 (Opened June 9, 2025)
 - Luxury Campground (in planning)
 - Old Adobe Hotel (approved)
 - Home2 Suites (in planning)

DEMOGRAPHICS

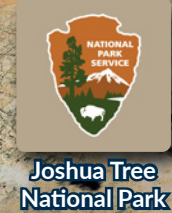
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DEMOGRAPHICS	1-mile	3-mile
Population	3,154	11,843
Households	1,241	4,807
Median Age	34.20	33
Median Household Income	\$58,239	\$51,320
Daytime Employees	433	2,856
2025 Average Daily Traffic (ADT)	29 Palms Hwy and Mariposa Ave: 15,421 ADT	

AERIAL MAP

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Joshua Tree National Park



TORTOISE ROCK CASINO



MAGTF Training Command/Marine Corps Air Ground Combat Center

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PLAT MAP

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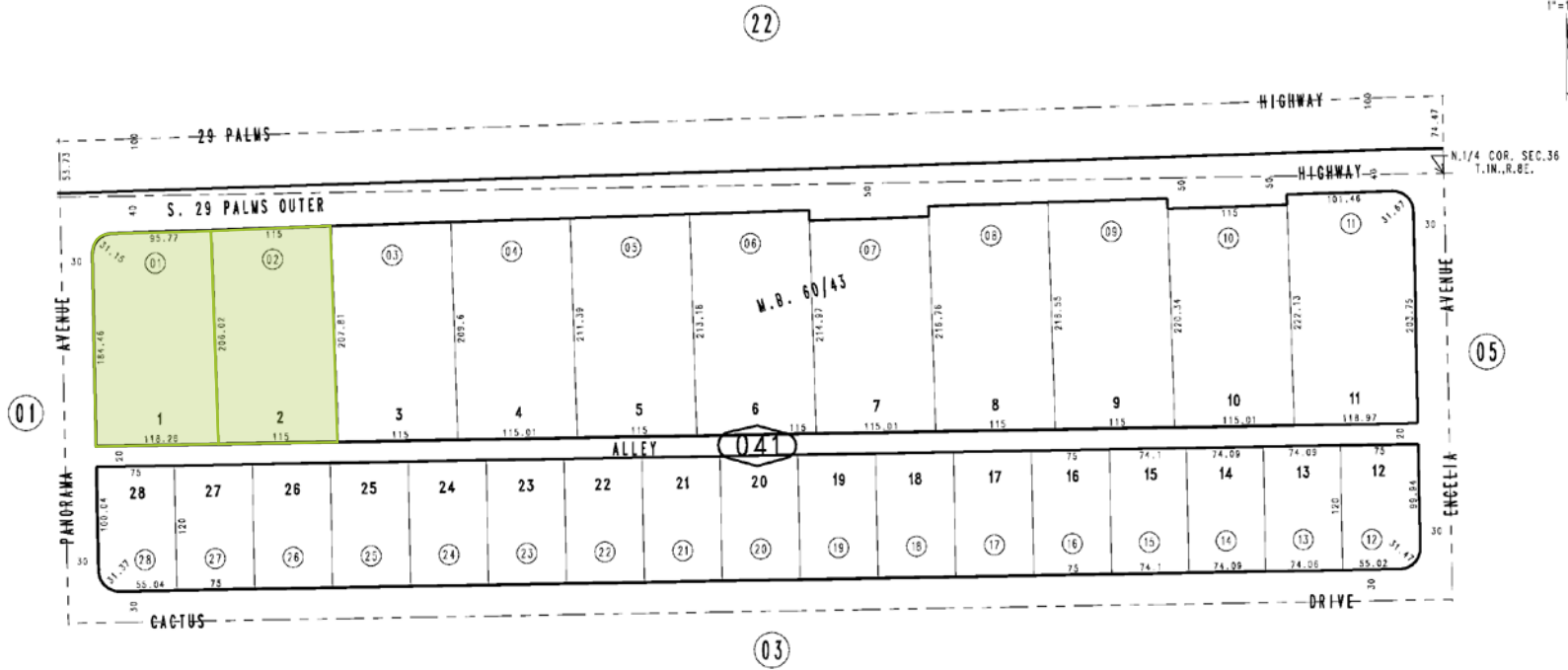
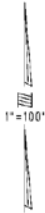
APN: 0615-041-01-0000 AND 0615-041-02-0000

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

Ptn. Tract No. 4954, M.B. 60/43

City of Twentynine Palms
Tax Rate Area
19001

0615 - 04



February 2005

Ptn. N.W.1/4, Sec. 36
T.1N., R.8E.

Assessor's Map
Book 0615 Page 04
San Bernardino County

REVISED

YOUR ADVISORS



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

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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