

9.61 ACRES WITH POTENTIAL FOR 77 LOTS

ADOBE ROAD, TWENTYNINE PALMS, CA

- o Flat Site
- o Zoning allows 4-8 du/acre
- o Close proximity to the Twentynine Palms Military Base, Roadrunner Dunes Golf Course, and Joshua Tree

ASKING PRICE: \$150,000

LAKE BANDINI

NAVAL HOSPITAL

MCAGCC FRONT GATE



CONDOR ELEMENTARY

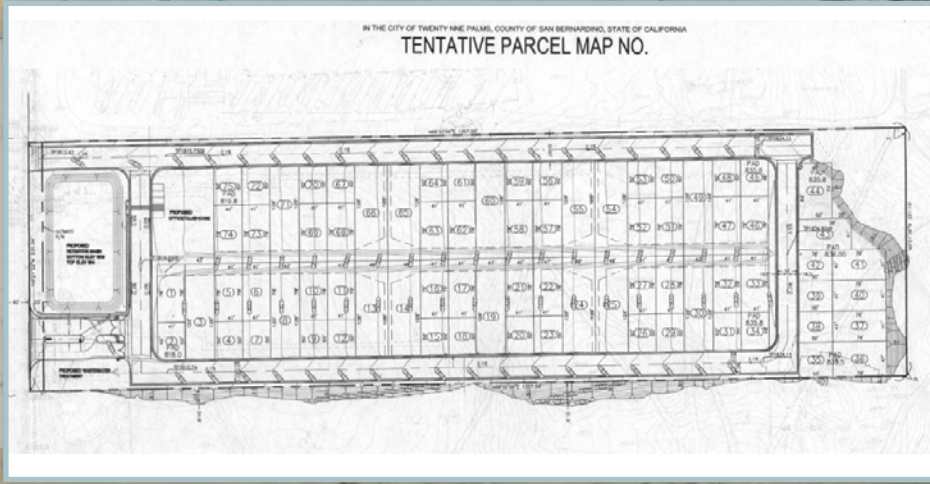
LIBERTY HOUSING

CONDOR RD

INDIAN TRAIL

ADOBE VILLA APARTMENTS

ADOBE RD



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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

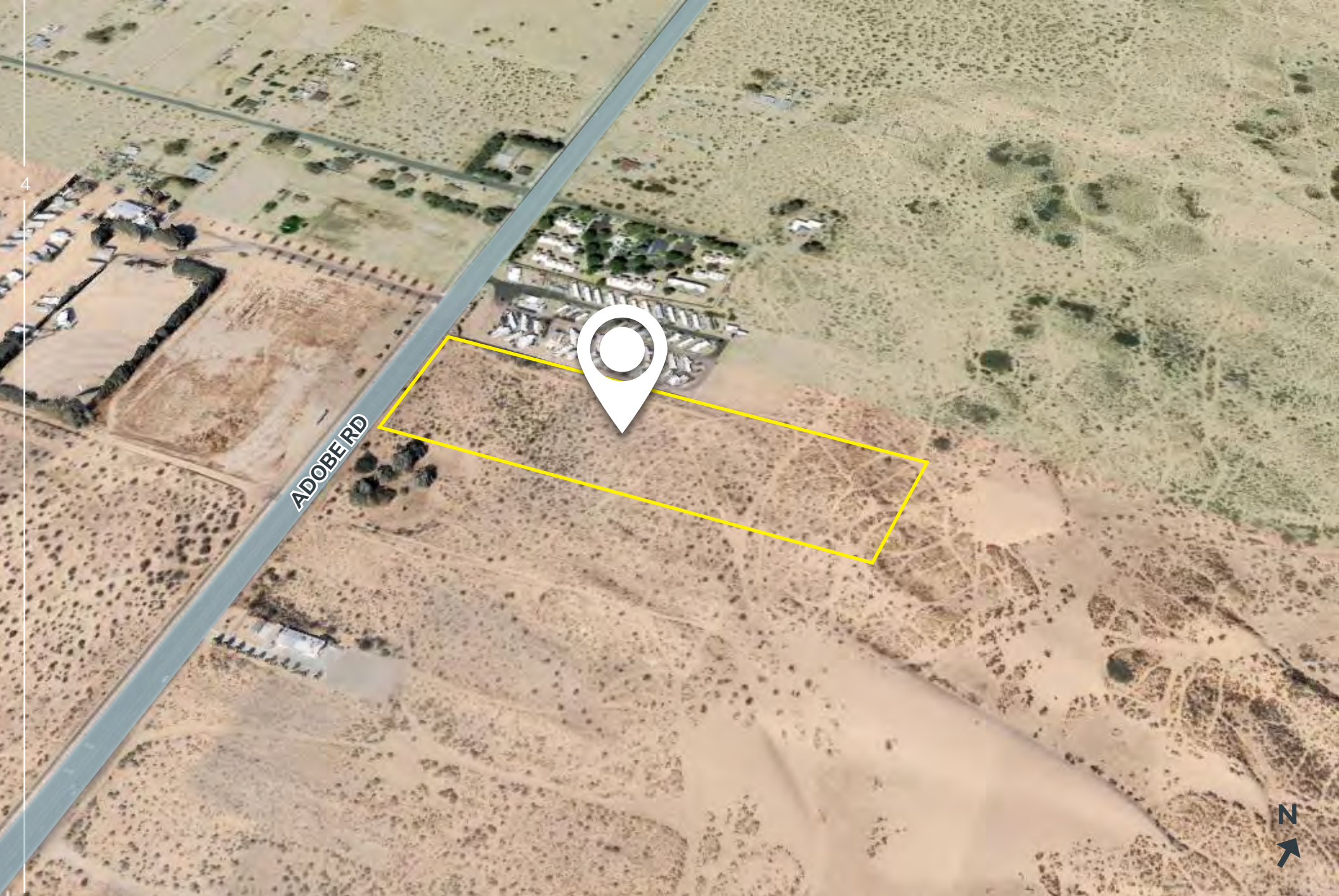
By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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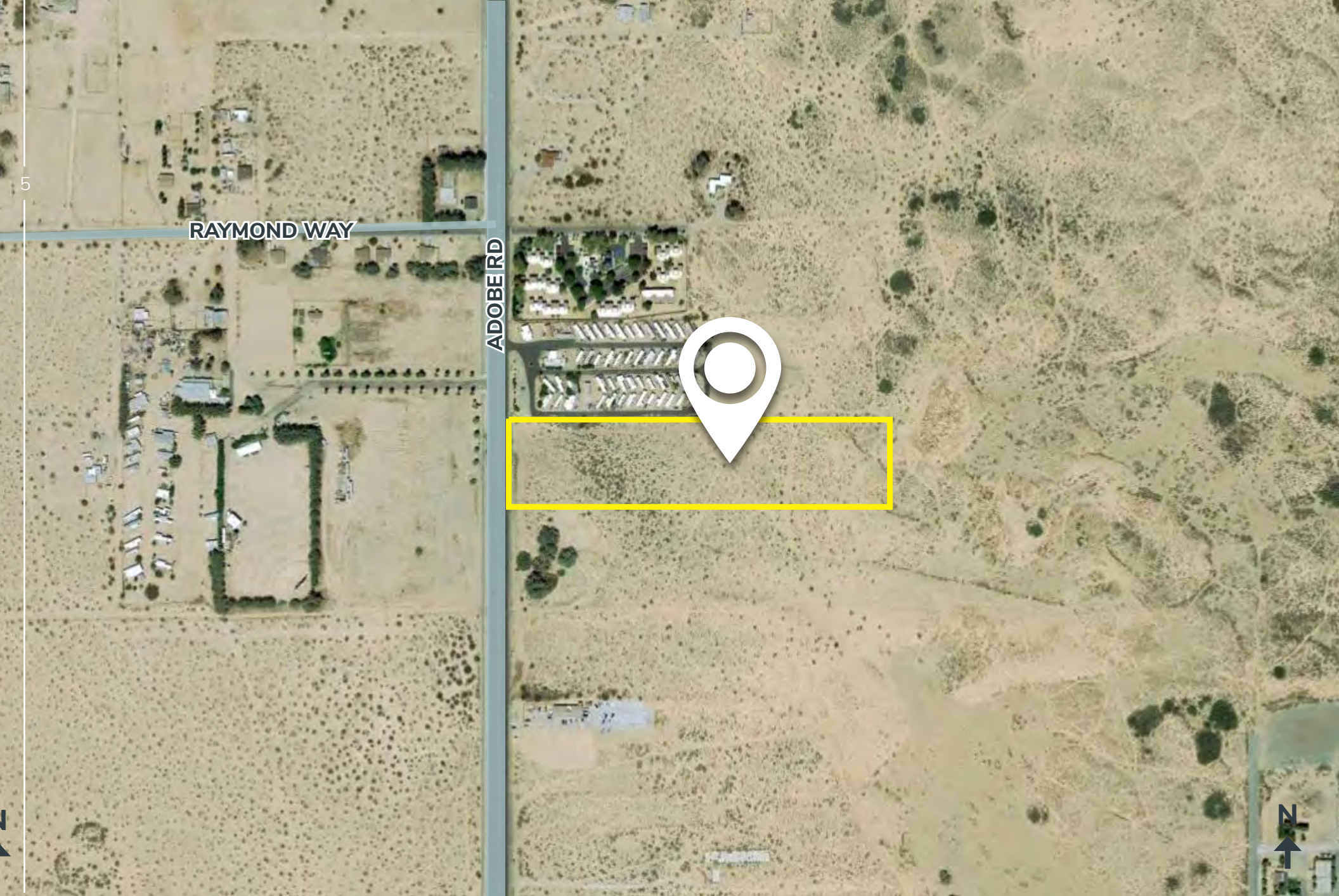


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ADOBE RD



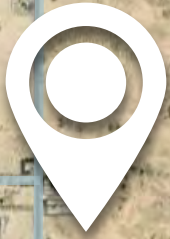
aerial



RAYMOND WAY

ADOBERD

6



RAYMOND WAY

UTAH TRAIL

AMBOY RD

MESQUITE SPRINGS RD

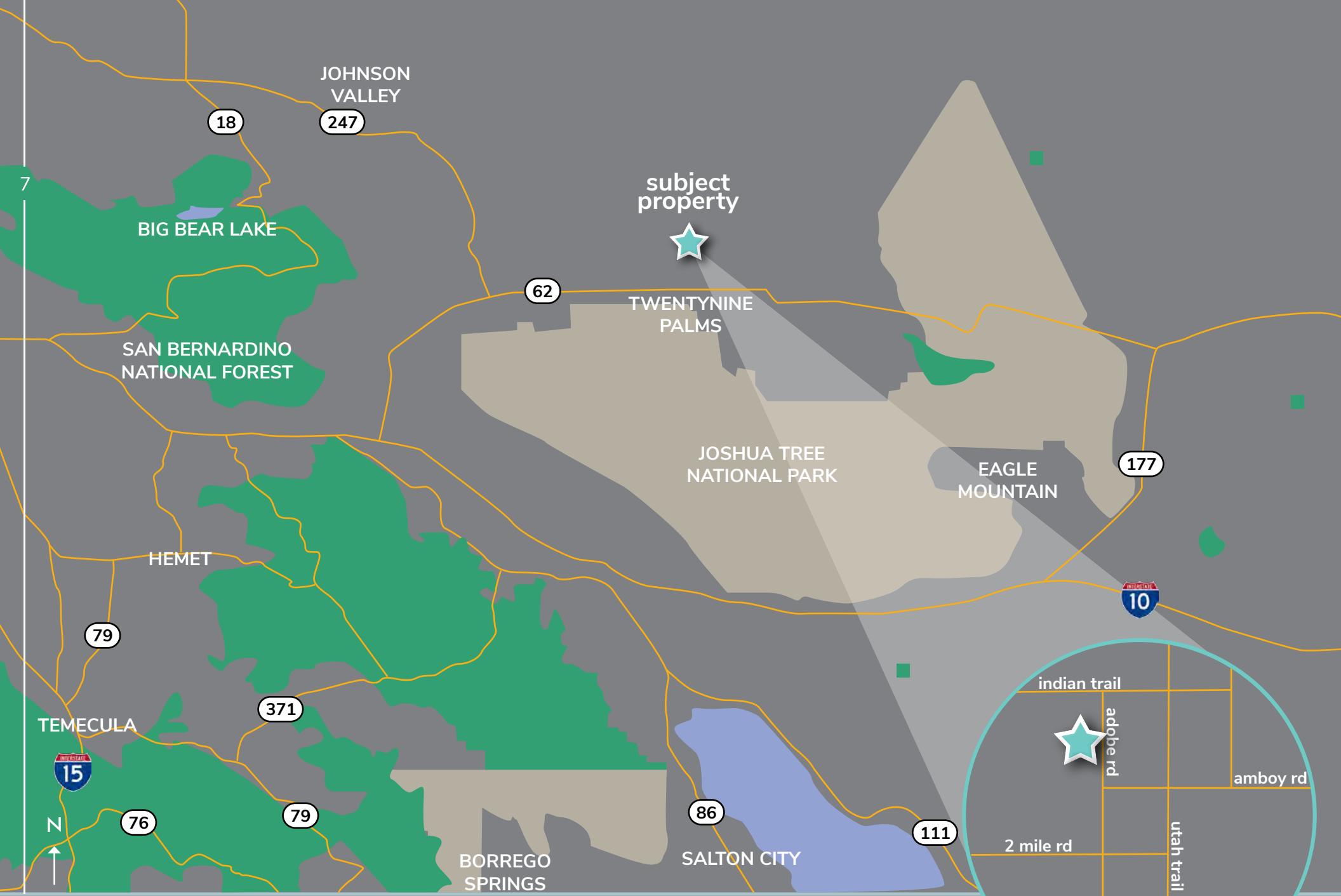
ADOBE RD

2 MILE RD

29 PALMS HWY



aerial



location map

property information

location:

The subject property is located along Adobe Road in Twentynine Palms, California. It is south of Raymond Way and north of Amboy Road. Adobe Road is one of the main roads running through the City of Twentynine Palms, offering future residences an easy access point into and out of the City. The property is approximately 9.61 acres zoned for either multi-family units or single-family lots. This site offers developers a lot of flexibility and the opportunity to bring much-needed housing to Twentynine Palms.

jurisdiction:

City of Twentynine Palms

apn:

0621-241-15-0000

acreage:

Approx. 9.61 acres

zoning:

Residential Multiple (RM)

general plan:

Multi-Family Residential (MFR)

proposed use.:

Multi-family units or single-family lots. Multi-family units would require a CUP.

max density:

4-8 du/acre

max height:

35'

school district:

Morongo Unified School District

services:

Water/Sewer- Twentynine Palms Water District

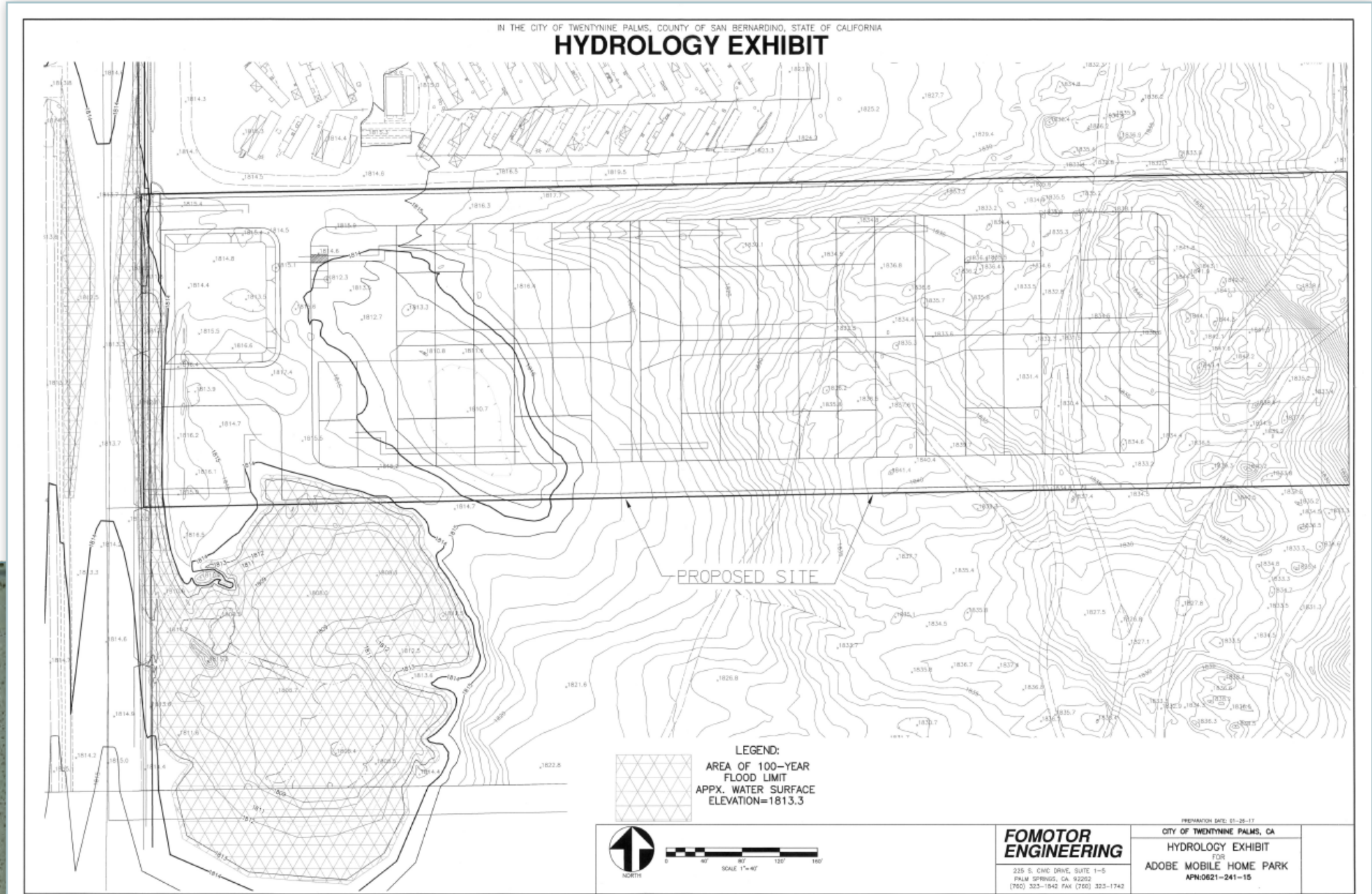
Fire: San Bernardino County Fire Station 44

Police: San Bernardino County Sheriff Department

Gas/Electric: Southern California Gas Company

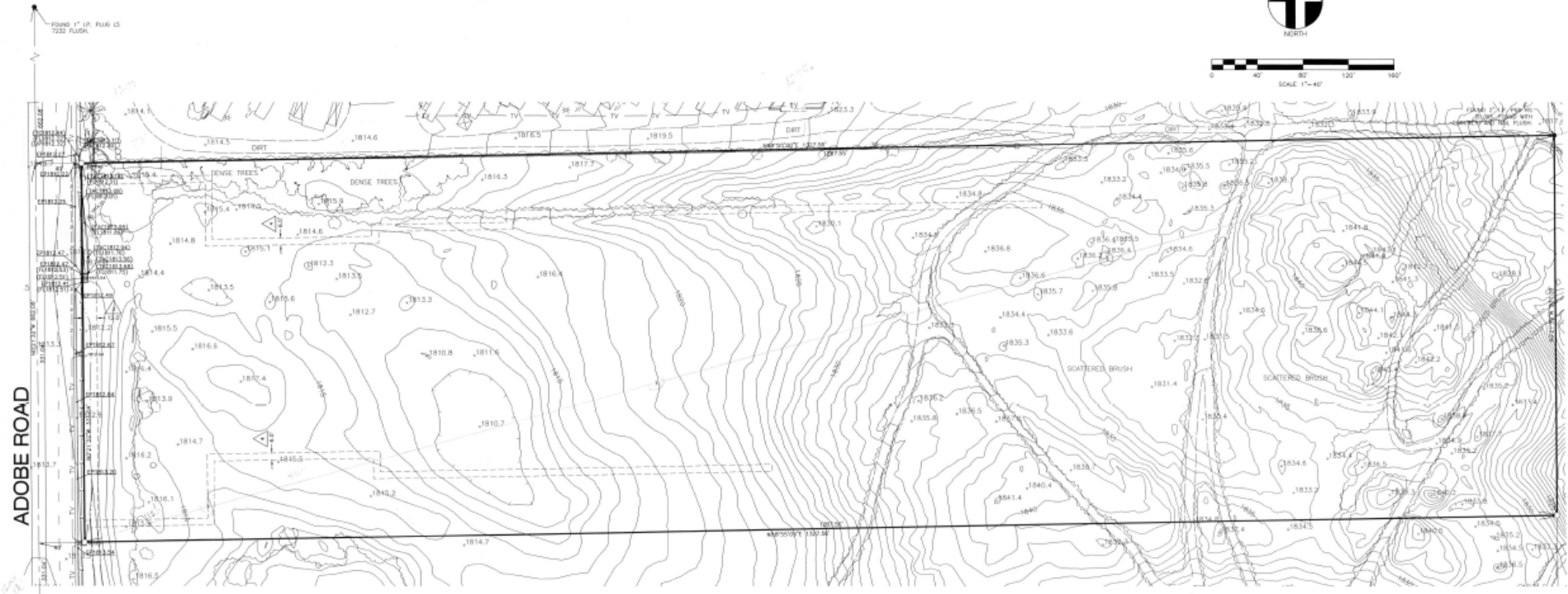
hydrology exhibit

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preliminary topographical exhibit

PRELIMINARY



ADOBE ROAD

LEGEND

- ASPHALT
- BOLLARD
- BUILDING
- CONCRETE
- CHAIN LINK FENCE
- CLEAN OUT-SANITARY SEWER
- ELECTRICAL BOX
- ELECTRICAL MANHOLE
- ELECTRICAL STRUCTURE
- ELECTRICAL VAULT
- SCREEN WALL
- RETAINING WALL
- FIRE HYDRANT
- FENCE
- GAS METER
- GAS VALVE
- GRATE
- GRATE
- GUY WIRE
- JOSHUA TREE
- LIGHT POLE
- MAILBOX
- PALM TREE
- MAILBOX
- POWER POLE
- PRESSURE INDICATOR VALVE
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDestal
- TREE
- TELEPHONE BOX
- TV BOX
- UTILITY RISER
- WATER VALVE
- WATER BACKFLOW PREVENTER
- WATER LINE
- ELECTRIC LINE
- UNDERGROUND ELECTRIC
- CABLE LINE
- TELEPHONE LINE
- IRRIGATION LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- ASSASSOR'S PARCEL NUMBER
- CURB AND GUTTER
- CONCRETE
- EDGE OF PAVEMENT
- EXISTING
- MANHOLE
- FINISH FLOOR
- FLOW LINE
- IRON PIPE
- BOUNDARY LINE
- PEDESTRIAN
- UTILITY POLE
- RADIAL BEARING
- RIGHT OF WAY
- SQUARE FEET
- TOP OF CURB
- TOP OF ASPHALT BERM
- TOP OF CURB
- WATER VALVE

EXISTING UTILITIES NOTE:
A FIELD SURVEY OF VISIBLE SURFACE UTILITIES WAS PERFORMED IN NOVEMBER 2016. RESEARCH OF UTILITY RECORDS IS STILL PENDING. SUBSURFACE UTILITIES MAY EXIST, BUT ARE NOT IDENTIFIED HEREON.

EASEMENT NOTES
NUMBERED AND DESCRIBED PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1825-434804 DATED 5/15/2013

2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACES AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
6. ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL, NOT SHOWN BY THE PUBLIC RECORDS.

PARIT TWO:

3. AN EASEMENT FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 9583, PAGE 1577 OF OFFICE RECORDS.
4. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison FOR Adobe GROUND OR UNDERGROUND CONDUITS OR BOTH AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 9, 1979 AS BOOK 9619, PAGE 1756 OF OFFICE.

BENCHMARK
ELEVATION: 2000.3 - 2.11' NAVD 88
DESCRIPTION: BRASS CAP STAMPED "X 638 1944 RESET 1948" SET 0.5 FOOT SOUTH OF THE SOUTH EDGE OF THE SIDEWALK AND SET IN THE TOP OF A 6 X 6 INCH CONCRETE POST THAT IS FLUSH WITH THE SURFACE OF THE SIDEWALK.
LOCATION: SOUTHWEST OF THE INTERSECTION OF ADOBE ROAD AND HOMESTEAD DRIVE.

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 16, ALSO KNOWN AS THE CENTERLINE OF ADOBE ROAD, BEND N221.3238° PER PW 75/88-89.

AERIAL NOTE
TOPOGRAPHY PROVIDED PER AN AERIAL SURVEY FLOWN 07/24/2013. GROUND CONTROL WAS PROVIDED BY COACHELLA VALLEY ENGINEERS.

EASEMENT NOTE:
THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAP AND/OR TITLE REPORT THAT MAY NOT BE SHOWN HEREON.

SURVEYOR'S NOTES

- INDICATES SET 1" IRON PIPE WITH PLUG STAMPED 157070 FLUSA.
- INDICATES FOUND MUMENT AS NOTED

BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A PENDING RECORD OF SURVEY TO BE SUBMITTED TO AND SUBJECT TO SAN BERNARDINO COUNTY.

LEGAL DESCRIPTION
PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 0625-434804 DATED 5/15/2013
REAL PROPERTY IN THE CITY OF 29 PALMS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 9 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAO LAND APPROVED BY THE SURVEYOR GENERAL, DATED JULY 23, 1936.
EXCEPTING THEREFROM THE WEST 40 FEET.
ALSO EXCEPTING THEREFROM 1/16TH OF ALL OIL, GAS AND OTHER MINERAL DEPOSITS CONTAINED IN SAO LAND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JUNE 5, 1924 IN BOOK 10 OF PATENTS, PAGE 29.
APN: 0621-241-15-0000

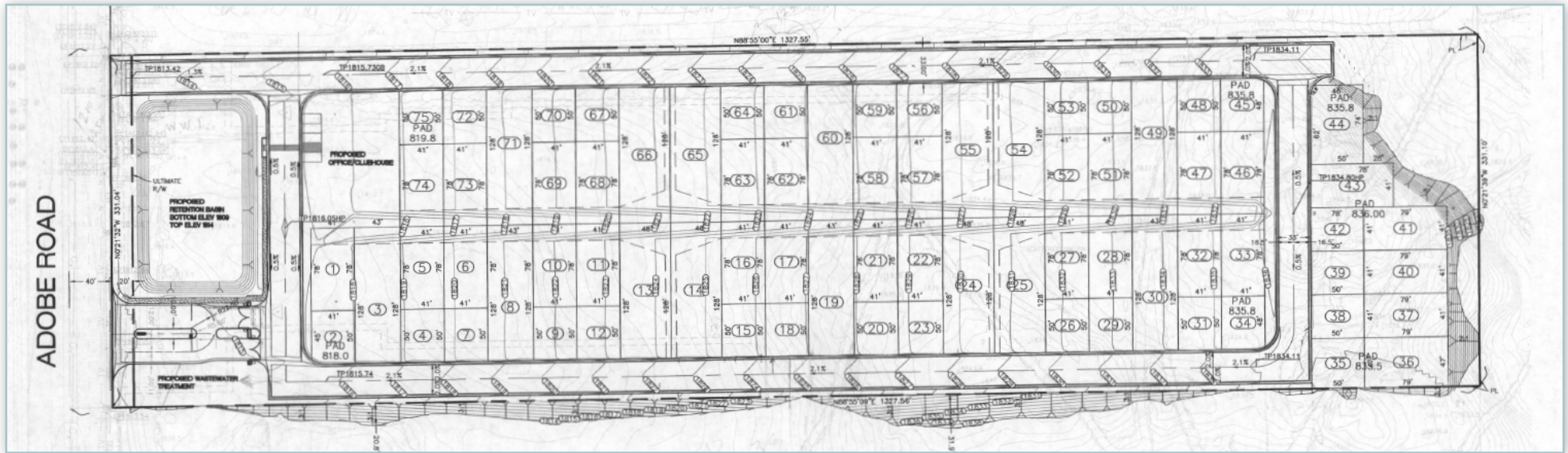


FOMOTOR ENGINEERING
225 S. CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CA, 92262
(760) 323-1842 FAX (760) 323-1742

PRELIMINARY	
CITY OF TWENTYNINE PALMS, STATE OF CALIFORNIA	SHEET 1
TOPOGRAPHICAL EXHIBIT	
APN: 0621-241-15-0000	OF
DATE OF FIELD SURVEY: 11/16/2016	1 SHEETS

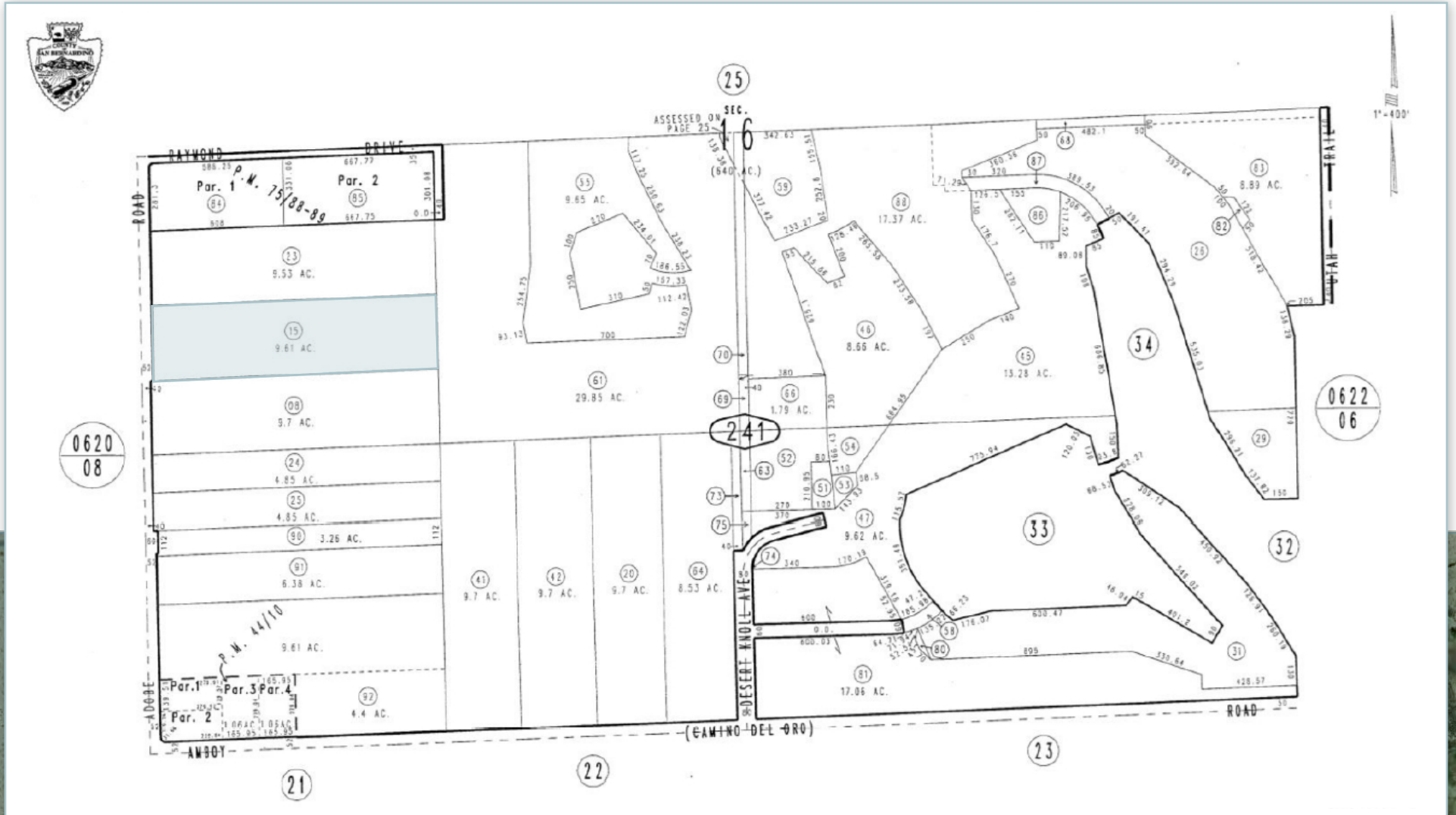
tentative preliminary parcel maps

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plat map

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morongo unified school district

The Morongo Unified School District (MUSD) offers dedicated teachers an opportunity to be a part of one of California's finest school districts. The MUSD has more than 980 outstanding employees, who provide quality educational services to over 8,600 students in the Southern California Mojave high desert, in San Bernardino County. Should you have the opportunity to join our team, we are confident that you will find the experience to be both gratifying and exciting.

Currently, MUSD has eleven elementary schools, two middle schools, two comprehensive high schools, one continuation high schools, two state preschool programs, and a special education preschool program. Striving to meet the needs of a diverse student body, the District provides a wide array of programs, including special education, English Language Learners Program, athletics, advanced placement, GATE, and many others. The emphasis on learning requires an outstanding instructional staff. Teachers are encouraged to develop and maintain their career skills and are assisted in doing so. For post-graduate study, advanced classes are offered locally through Chapman and National Universities, California State University at San Bernardino has a satellite campus in Palm Desert and Cal State Coachella Valley campus is under construction. The University of California at Riverside, the University of Redlands, and Loma Linda University are less than a two-hour drive away and are popular with our staff. There are exceptional opportunities for professional advancement throughout the District. Teaching and learning are the basic activities of the Morongo Unified School District, which is boldly committed to ensuring that each of its students receives the best possible education. Maintaining that commitment requires dynamic planning and action. Thus, new campuses staffed with superior teachers are ready when and where needed, while the development of tomorrow's schools continues, and the search for additional qualified teachers goes on.

1 Twentynine Palms Elementary School

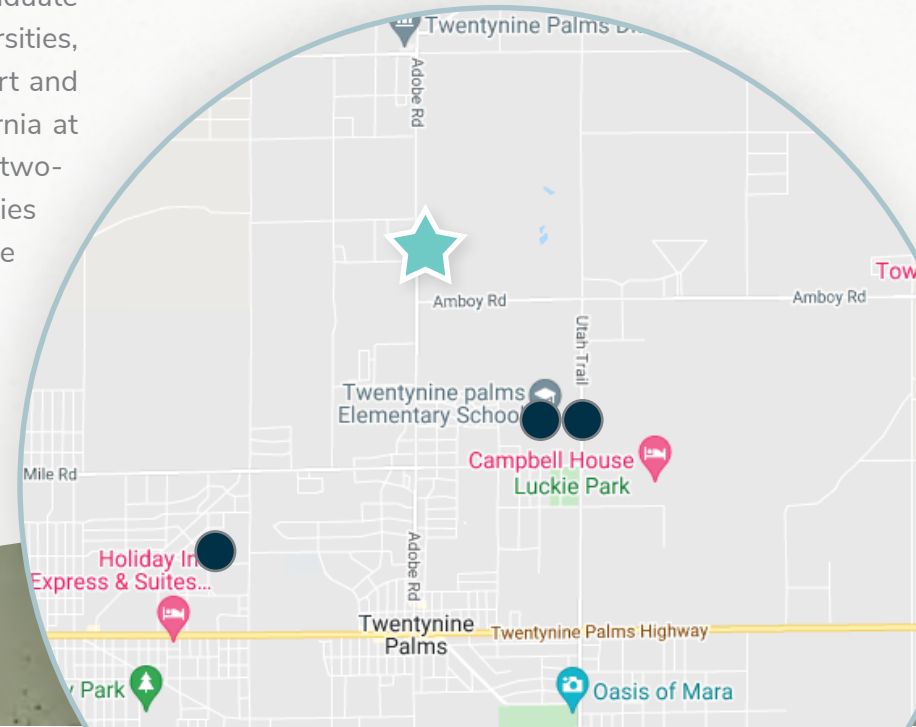
74350 Playa Vista Drive
Twentynine Palms, CA, 92277

2 Twentynine Palms Junior High School

5798 Utah Trail
Twentynine Palms, CA, 92277

3 Twentynine Palms High School

72750 Wildcat Way
Twentynine Palms, CA, 92277



2021 demographics

3 mile



population
13,800



estimated households
4,839



average household income
\$57,114



median household income
\$46,522



total employees
2,267

5 miles



population
27,282



estimated households
8,176



average household income
\$60,025



median household income
\$49,522



total employees
3,000

7 miles



population
30,181



estimated households
9,082



average household income
\$60,761



median household income
\$49,378



total employees
3,054



for more information, please contact

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