

\$45,000 - 21 Ac Morongo Road, 29 Palms

MLS® #HD25059698

\$45,000

0 Bedroom, 0.00 Bathroom,

Land on 21 Acres

N/A, 29 Palms,

21 Acres, (APN: 0634-071-05) GPS:

34.241884, -116.089242 This lot is 660 ft south of 29 Palms Marine Base in Twentynine Palms CA. This property offers an excellent opportunity for developers, situated along a main paved road leading directly to Marine Base housing. Electricity is conveniently available along Morongo Road, located just across the street. While the property lies outside the Twentynine Palms Water District, requiring a water well, this adds potential for self-sufficient development in a rapidly growing area. Zoned as Rural Living with a 5-acre minimum by the County, the property allows for rural residential and incidental agricultural uses, with subdivision potential for multiple parcels. Each 5-acre parcel would permit one primary unit with additional accessory dwellings (ADU's), as outlined by county regulations. The land benefits from being outside the 100-, 200-, and 500-year floodplains, with no blue-line washes or Joshua trees present, streamlining development possibilities. This property offers a prime canvas for innovative residential projects in a high-demand location. The owner has entered into a Memorandum of Option for a Land Lease in 2023, which expires in 2028. The lease spans 29 years and 5 months, with a 5-year extension option. Upon development, the owner receives a payment of \$2,500. Once construction begins, the owner is paid \$10,000 per MW acre, with annual payments of \$2,500 per acre (+2% compounded annually) during



the operating term. According to the solar company, this lease can either be transferred to a new buyer or canceled if the buyer chooses not to retain the Option. The lease is recorded (DOC# 2023-0214608). Prospective buyers should consult with their attorney or legal advisor for a detailed review of the Option. The property is located about 7.5 miles northwest of downtown Twentynine Palms, CA, a vibrant desert city known for its proximity to Joshua Tree National Park and the 29 Palms Marine Base. The area's connection to outdoor recreation and the military base creates strong demand for vacation rentals, eco-friendly housing, and residential properties for military families. With its unique desert charm and opportunities for growth, Twentynine Palms presents an ideal location for developers and home builders to create diverse residential options. This property does not yet have an address. A Buyer should verify boundaries, zoning and utilities, ensuring every aspect aligns with their vision for the property.

Essential Information

MLS® #	HD25059698
Price	\$45,000
Bathrooms	0.00
Acres	21.06
Type	Land
Status	Closed
Listing Agent	Kristen Maley
Listing Office	Landcore Realty

Community Information

Address	21 Ac Morongo Road
Area	699 - Not Defined
Subdivision	N/A
City	29 Palms

County San Bernardino
Zip Code 92277

Amenities

Utilities Electricity Available, Sewer Not Available, Water Not Available
View Desert, Mountain(s), Valley

Exterior

Lot Description Desert Back, Desert Front, Gentle Sloping, Level, Lot Over 40000 Sqft, Paved, Rectangular Lot, Rolling Slope

Additional Information

Date Listed March 18th, 2025
Days on Market 168
Zoning RL-5
Short Sale N
RE / Bank Owned N

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