

# \$79,900 - Gobi Rd, Phelan

MLS® #SR26010575

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## \$79,900

0 Bedroom, 0.00 Bathroom,  
Land on 2 Acres

N/A, Phelan,

Build your vision on this 2.47-acre vacant lot located in Phelan, San Bernardino County, offering excellent potential for future residential or investment use.

The property includes water shares with Sheep Creek Water Company and owns an assigned water meter. The meter has not yet been installed due to the land being undeveloped, but installation and activation through the water company is straightforward once development begins – a valuable advantage for buyers planning to build.

Conveniently situated near local amenities and commuter routes, this parcel provides a balance of open space and accessibility, making it an attractive opportunity for custom home construction or long-term investment.

Seller will consider selling the adjacent developed lot in conjunction with this sale, offering additional flexibility and expansion potential.

Buyer to verify zoning, utilities, and development requirements with the County and utility providers.



## Essential Information

MLS® #	SR26010575
Price	\$79,900

Bathrooms	0.00
Acres	2.47
Type	Land
Status	Closed
Listing Agent	Jennifer Santulan
Listing Office	Equity Union

### **Community Information**

Address	Gobi Rd
Area	PHEL - Phelan
Subdivision	N/A
City	Phelan
County	San Bernardino
Zip Code	92371

### **Amenities**

Utilities	Underground Utilities, Water Available
View	Mountain(s), Desert

### **Exterior**

Lot Description	Horse Property
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### **Additional Information**

Date Listed	January 14th, 2026
Days on Market	71
Zoning	PH/RL
Short Sale	N
RE / Bank Owned	N

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