



SMOKE TREE COMMERCIAL
 Commercial - Residential - Land
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NEW LISTING

2.29 AC parcel on Foley Rd (on the north side) measuring approx. 331x301 ft as a flat buildable nearly square parcel is close to the DMV and central downtown of 29P and numerous local attractions. **APN 062015207**

This site is **zoned RL-2.5**. Per the city allowable land uses include SFR, Small or Large family day Care, residential/community or congregate care facility for 6 or fewer residents, supportive/transitional housing, a second living unit (ADU), AG use (crops/trees for non-commercial use), plus many other uses requiring a CUP. (Pls. verify with city zoning & land use).

Parcel is near existing power. Water has not been established (consult with 29Palms water district), Property will require septic.

29 Palms is a city in San Bernardino County, California, with a population of **26,418** as of the 2020 census. It is located in the Mojave Desert, about **140 miles east** of Los Angeles. The city is home to the largest Marine Corps base in the world, the Marine Corps Air Ground Combat Center (MCAGCC).

29 Palms offers a variety of attractions and activities for residents and visitors. Some of them are:

- Joshua Tree National Park: A national park that covers more than **790,000 acres** of desert landscape, featuring unique rock formations, diverse wildlife, and stunning views. The park offers hiking, camping, climbing, biking, and more.
- Tortoise Rock Casino: A casino that features over **400 slot machines**, table games, live entertainment, and dining options. The casino is open 24/7 and offers free shuttle service from various locations in the city.
- 29 Palms Art Gallery: A gallery that showcases the works of local and regional artists, featuring paintings, sculptures, ceramics, photography, and more. The gallery also hosts workshops, classes, and events throughout the year.
- Oasis of Mara: A historic oasis that was once a vital source of water for the Native Americans who lived in the area. The oasis has a trail that leads to a pond, a garden, and a visitor center that displays exhibits and artifacts about the history and culture of the oasis.

**OFFERED AT \$18,550.00 -
 Priced for Quick Sale**

