

INVESTMENT OPPORTUNITY · 3 LOTS · 24 UNITS APPROVED

Shovel-Ready Multifamily Land Twentynine Palms, CA

Three contiguous parcels · San Bernardino County

Crestview Drive & Aztec Avenue, Twentynine Palms, CA 92277

ASKING PRICE

\$195,000

APN: 062-311-20-3

APN: 062-311-20-4

APN: 062-311-20-5



Crestview Drive & Aztec Avenue

Twentynine Palms, CA 92277 · Near downtown core, minutes from Joshua Tree National Park north entrance

maps.google.com →
Crestview Dr & Aztec Ave

24

UNITS APPROVED

3

PARCELS

\$8,125

PER UNIT

92277

ZIP CODE

PARCEL DETAILS

Cross Streets	Crestview Dr & Aztec Ave
City	Twentynine Palms
County	San Bernardino
Total Parcels	3 Contiguous Lots
Approved Units	24 Units
Use Type	Multi-Family Residential

OFFERING SUMMARY

Asking Price	\$195,000
Price / Approved Unit	~\$8,125
Parcels Sold	Together as One Sale
Zoning	Multi-Family Residential
Entitlements	Approved - 24 Units
Status	Ready to Develop

WHY TWENTYNINE PALMS

- Gateway city to Joshua Tree National Park — one of California's fastest-growing tourism destinations
- Home to Marine Corps Air Ground Combat Center (MCAGCC), the largest Marine Corps base in the US — providing stable year-round housing demand
- Median home sale price up 3.9% year-over-year as of March 2026; consistent market appreciation
- City issued 51 new residential dwelling permits in 2025 — strong growth signal with documented housing undersupply
- Multi-family demand driven by military personnel, tourism workers, and remote workers attracted to the high-

desert lifestyle

Very few shovel-ready multifamily parcels available at this price point in the market

\$309K

MEDIAN HOME SALE (MAR 2026)

+3.9%

YOY PRICE GROWTH

56 Days

AVG. DAYS ON MARKET

NEARBY AMENITIES

Joshua Tree National Park (North Entrance ~1 mile)

MCAGCC Marine Corps Base

Downtown Twentynine Palms shops & dining

Twentynine Palms Airport (TNP)

Morongo Unified School District schools

Hwy 62 / 29 Palms Hwy corridor access

DEVELOPMENT HIGHLIGHTS

City-approved for 24 residential units

Three contiguous parcels — maximum design flexibility

Avoid lengthy entitlement process — approvals already in place

Ideal for workforce, military, or short-term rental units

Desert climate — year-round building season

Growing city infrastructure investment underway

Interested in this property?

All three parcels sold together · APNs 062-311-20-3 / 062-311-20-4 / 062-311-20-5

Crestview Dr & Aztec Ave · Twentynine Palms, CA 92277 · Asking \$195,000

This sales sheet is prepared for informational purposes only. All figures should be independently verified. Buyer to conduct own due diligence on zoning, utilities, lot dimensions, and development approvals. Market data sourced from Redfin / Movoto, March 2026.