Utah Trail
Twentynine Palms

46.95 acres | Residential development land

APN 0623-232-16-0000

Investment metric	Preliminary opportunity
Land area	46.95 acres / 2,045,142 SF
Reported zoning	RS-2 / 2 dwelling units per acre
Base-density calculation	93 whole primary homes (conceptual)
Nearby development	137-lot Desert Knoll subdivision approved September 29, 2026

Preliminary marketing package. Subject-specific entitlements, utility capacity and parcel boundaries are not verified.

Property and location

A substantial residential land holding along paved Utah Trail, near established schools, recreation and housing. The primary opportunity is a phased single-family subdivision or an entitlement-and-resale strategy.

Characteristic	Reported or preliminary detail
Address	1 Utah Trail, Twentynine Palms, CA 92277
Coordinates	34.154549, -116.035706
Road	Paved frontage; corner parcel reported
Water / electricity	Reported available in historical MLS; capacity unverified
Wastewater	No confirmed connection
Entitlements	None verified for subject
Offering price	Contact seller / broker

Location anchors: Twentynine Palms Junior High School, Luckie Park, downtown, Marine Corps Air Ground Combat Center and Joshua Tree National Park.

Source: historical MLS HD23141600 (Zillow / Nestfully).

Nearby development catalysts

Desert Knoll: City approval dated September 29, 2026 for 137 new residential lots on 73.3 acres, in addition to 40 existing homes. Up to six phases contemplated. Separate APNs 0621-231-11 and -14. An existing private wastewater facility serves that community; no connection rights for the subject are established.

Freedom Plaza: Downtown revitalization opened in March 2022, with an 11,000 SF community center, 4,100 SF visitor/cultural center and public plaza.

Wastewater reclamation: Phase I environmental documents describe more than 27 miles of collection lines and 2.25 million gallons/day peak capacity. Actual completion and service to subject remain unverified.

Housing policy: City documents identify a regional allocation of 1,047 homes through 2029. This is a policy target, not a demand forecast.

The nearby tract is a re-entitlement of an older project, not evidence of immediate sales absorption. Phasing is prudent given reported slow higher-priced home sales.

Development strategy

Scenario	Illustrative primary homes
Large-lot community	35–50
Conventional subdivision	70
Optimized subdivision	85
Reported RS-2 theoretical density	93 (rounded down)
Hypothetical RS-3 / RS-4 rezoning	140 / 187; discretionary, not existing rights

Recommended preliminary highest and best use: phased detached residential housing, potentially using modular construction or selling entitled lots to builders. ADUs may offer supplemental flexibility subject to law and infrastructure. Multifamily and commercial uses require separate entitlement analysis.

Actual yield depends on minimum lot sizes, roads, drainage, wastewater design, easements, biological constraints and city review. No engineering layout has been prepared.

Utilities and development costs

Service	Action required
Water district	Will-serve, meter sizes, pressure, fire flow, main extensions
Southern California Edison	Capacity, transformer and distribution costs
Wastewater	Public service area inquiry; septic or private treatment study
Road / drainage	Access, dedications, grading and improvements
Gas / telecom	Confirm provider availability

Published water capital impact fees: 5/8-inch $650; 1-inch $1,625; 1.5-inch $3,250; 2-inch $5,200. These are only one component of water costs, not complete connection charges. Verify current schedule.

City development impact fees and school fees, engineering, environmental mitigation and off-site improvements must be budgeted.

Acquisition sensitivity

Assumed purchase price	Raw land basis per lot: 50 / 70 / 93 lots
$500,000	$10,000 / $7,143 / $5,376
$750,000	$15,000 / $10,714 / $8,065
$1,000,000	$20,000 / $14,286 / $10,753
$1,299,000	$25,980 / $18,557 / $13,968

Illustrative acquisition costs only; excludes all subdivision, carrying and transaction expenses. Prices are scenarios, not an offer or valuation. A residual land analysis requires verified lot sale comps, construction budgets and absorption forecasts.

For broker use: historical MLS reports January 2024 sale at $150,000 and a June 2025 asking price of $1,299,000, removed July 2025. Current offering price is unknown.

Buyer verification and sources

Confirm written zoning, survey, title, legal access, easements, water and power will-serve, wastewater, flood and drainage, geotechnical conditions, protected species, military compatibility, environmental review, impact fees and taxes. Obtain conceptual civil plan and verified sales comparables before acquisition.

City Planning: 760-367-6799. Water district: 29palmswater.com.

Historical property listing

City GIS

Desert Knoll approval

Desert Knoll city documents

Wastewater project

Project Phoenix

Water district code

Disclaimer: information from public and historical sources, not guaranteed. All development claims are conditional. No survey, utility commitment, appraisal or approved subject tract map supplied.