



**SMOKE TREE COMMERCIAL**

Commercial - Residential - Land

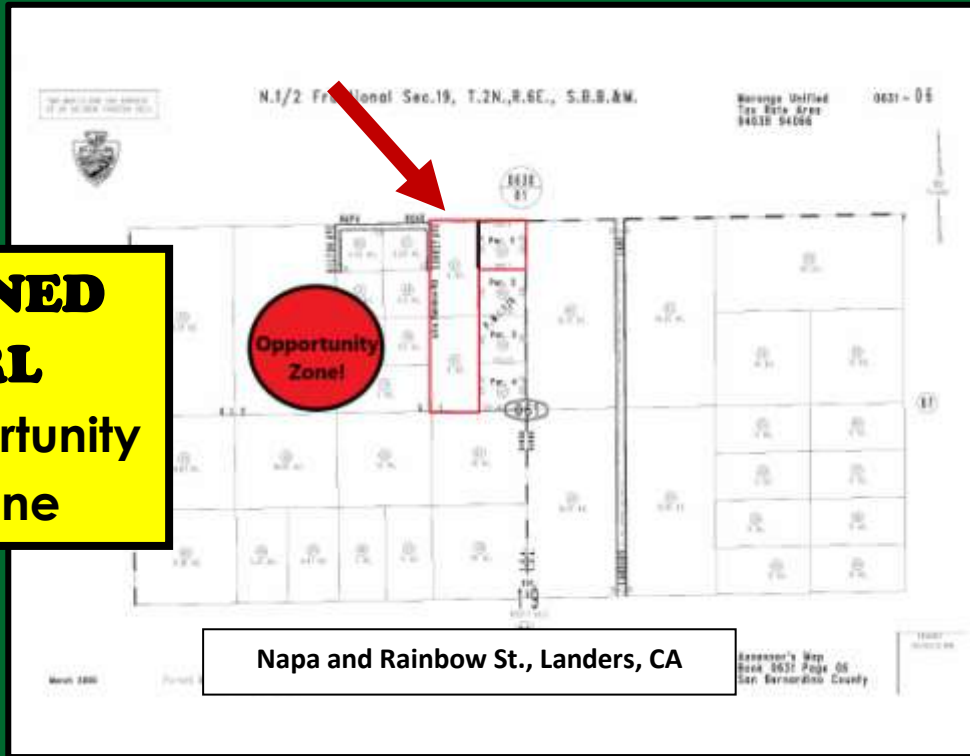
www.SmokeTreeCommercial.com

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**LAND  
DEVELOPMENT  
OPPORTUNITY**

**FOR SALE ± 12.50 AC**



**ZONED  
RL  
Opportunity  
Zone**

**For More Information:**

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**Asking \$175,880.00**

The property consists of three parcels: a 2.5-acre lot and two 5-acre lots with water meters on each. The parcel has its own Joshua Trees and unobstructed views of the surrounding mountains and clear skies a night for star gazing and meteorite spotting.

This area is undergoing a revival as investors and visitors flock to the nearby attractions of Joshua Tree National Forest, E-Z access from SR 247, nearby services such as: Home Depot, Walmart, local restaurants, world famous Pioneertown, world famous Gubler Orchard Nursery, Big Rock for climbing and less than 1-hr from Palm Springs or the mountain resorts of Big Bear/Lake Arrowhead.

You can enjoy the peace and tranquility of the desert while being close to amenities and services. The property is also near the Landers US Post office, Landers Elementary School and Reche Rd., a major east-west corridor. Potential uses can be residential with ADUs, development for 'Glamping', AIRBnB/VRBO, hobby ranch/horse property, hobby farm, etc. Don't miss this chance to own a piece of land in an opportunity zone with great potential for development or personal use.

OPPORTUNITY ZONE Area. More information: <https://selectsbcounty.com/major-initiatives/opportunity-zone>.