

Frequently Asked Questions (FAQ) MESA DR. PROPERTY

2.5 Acres – Wonder Valley, CA | APN: 062215130

☐ Location & Access

Q: Where is the property located?

A: The parcel is in Wonder Valley, near 29 Palms, CA. It's under **San Bernardino County jurisdiction**, not within the city limits of 29 Palms)).

Q: How do I access the property?

A: It's approximately **1 mile off a paved road**, accessible via a maintained dirt road.

☐ Utilities & Infrastructure

Q: Is there power available?

A: Yes, **power is available at the property line**, making it ready for development.

Q: Is water available?

A: The area is **rumored to have hot groundwater**, which may be suitable for **geothermal wells or spa development**)). Buyers should verify water availability and drilling feasibility with local experts.

☐ Land Features & Use

Q: What is the terrain like?

A: The land is **flat with a slight downward slope to the north**, offering **arroyo views and sweeping desert vistas**)).

Q: What can I build on the property?

A: The parcel is zoned **RL – Rural Living**, allowing for residential development, off-grid living, or eco-tourism projects. Always confirm with the county planning department.

Q: Are there any environmental concerns or restrictions?

A: None known, but buyers should conduct due diligence regarding zoning, water rights, and any potential conservation easements.

☐ Legal & Ownership

Q: What's the APN and GPS location?

A: APN: **062215130**

GPS Coordinates: **34.180334, -115.987615**))

Q: Who owns the neighboring land?

A: The adjacent property to the west is owned by the **Bureau of Land Management (BLM)**, offering added privacy and open space, to the east a private party and to the south a church owns the 161± acres.

Q: Is title insurance available?

A: Yes, standard title insurance and escrow services are recommended for all land purchases.

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☐ Lifestyle & Investment

Q: How far is it from Joshua Tree National Park?

A: Just a short drive—**minutes from the park entrance and downtown 29 Palms.**

Q: Is this a good investment?

A: Wonder Valley is a growing area with increasing interest in **off-grid living, wellness retreats, and eco-tourism**, making this parcel a strong candidate for long-term value.

Q: Any Nearby Developed Properties Recently Sold?

A: Yes. A 2bd/2ba, 1551 SF home (76676 Mesa Dr) recently closed escrow (7/2025) for \$400,000