



KOREK LAND COMPANY, INC.



7.64± ACRES – COMMERCIAL
CITY OF HESPERIA, CA

LOCATION: Excellent hard corner just east of I-15 and south of Bear Valley Road with frontage on both Mariposa Road and Maple Avenue in the City of Hesperia, CA 92345.

APN/SIZE: 3072-241-19 = 7.64± acres or 332,609± SF

TOPO: Virtually flat, triangularly shaped parcel.

ZONE/GP: C2 (General Commercial). **General Plan:** RC (Regional Commercial) in the Freeway – North District of the Main Street and Freeway Corridor Specific Plan. Zoning and General Plan allow for a wide variety of commercial uses including hospitality, restaurant, entertainment, support retail, office and other uses. Senior housing, adult care and group home uses are also permitted subject to a CUP.

BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.

UTILITIES: City services are in the area.

BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.

MISC: The proper building design and signage should create signage and marketing visibility from I-15. Annual Average Daily Traffic counts on I-15 are over 85,000. Ideal for a hotel, motel or corporate office signage.

PRICE: Asking \$1,100,000 (only \$3.32/SF). Previously listed at \$1,665,000. Seller is open to all reasonable offers!

CONTACT: Larry D. Lynch – CalDRE #01180573 at larry.lynch@korekland.com or (310) 919-7803 for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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