



**KOREK LAND COMPANY, INC.**



**15 TENTATIVELY MAPPED LOTS**  
**CITY OF HIGHLAND**

**LOCATION:** On Pacific Street, east of Victoria Avenue in the City of Highland, County of San Bernardino, CA 92346. From State Hwy 210, take Highland Avenue exit, go to Arden Avenue and turn south. Take Arden Avenue to Pacific Street, turn left. Subject is on the south side of Pacific Street, just past Victoria Avenue. Walking distance to local K thru 12 schools and the San Bernardino Soccer Complex.

**APN/SIZE:** 1191-351-04-0000 = 3.36± acres

**TOPO:** Basically flat.

**ZONE/GP:** PD - Planned Development ([PD District](#)). Subject is approved as TTM 18013 for 15 single family residential lots. [Download Conditions of Approval](#). Conditional Use Permit (CUP 16006) and Design Review Application (DRA 16-015) are also approved. Lot sizes range from 5,603 to 12,407 SF. Map is valid through March 2022. **BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** Sewer/Water – East Valley Water District; Gas – Southern California Gas Company; Electric – Southern California Edison Company.

**MISC:** Seller has architectural designs for houses ranging from 1,526 SF to 1,725 SF and landscape designs. This is an in-fill location in a first-time homebuyer market area.

**PRICE:** Asking \$775,000 – Seller is open to offers.

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**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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