



KOREK LAND COMPANY, INC.



3.22 ACRES - RESIDENTIAL
CITY OF SAN BERNARDINO

LOCATION: At the end of N G Street, north of W 36th Street, north and east of I-215 and State Highway 210 in the City of San Bernardino, CA 92405. This is an infill location in north San Bernardino near Cal State San Bernardino, the Shandin Hills and the Shandin Hills Golf Club.

APN's/SIZE: 0152-011-02 = .9± acres 0152-011-44 = 2.32± acres **TOTAL 3.22± ACRES (104,263± SF)**

TOPO: Flat to rolling.

ZONE: R-S – Residential Suburban. This zone is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 SF and a maximum density of 4.5 units per net acre. [Click Here](#) for zoning code.

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

UTILITIES: Water and Sewer – City of San Bernardino; Gas – Southern California Gas; Electric – Southern California Edison.

MISC: Previously approved as Tentative Tract #18112 for 11 single family residential lots ranging between 7,200 – 13,000 SF in size. Potential to reinstate old map or start a new one. Homes in the area are selling in the high \$300's up into the mid \$500's.

PRICE: Priced to sell at \$275,000!

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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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