



KOREK LAND COMPANY, INC.



1.42± ACRES – 5 SFR LOTS
CITY OF SAN BERNARDINO, CA

LOCATION: 2711 N D Street, San Bernardino CA 92405. Subject is south of SR 210, north of Highland Avenue, between Arrowhead Avenue and N E Street. Easy access to I-215 and the Foothill Freeway (SR 210). Walking distance to local K thru 12 schools and conveniently located near parks, places of worship, shopping, St. Bernardine Medical Center and the Community Hospital of San Bernardino.

APN/SIZE: 0149-124-16 = 1.42± acres

TOPO: Flat with ±129' of improved frontage on N D Street. Lot is ±478 deep.

ZONE: SR (Residential Suburban). [Tentative Tract Map 20359](#) for 5 single family residential lots on a private street is currently in process with the city. Lot sizes range from 7,748 to 13,688. **BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: City of San Bernardino – Municipal Water Department (909) 522-3414. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

MISC: Perfect in-fill development opportunity for a smaller, niche builder.

PRICE: **REDUCED TO \$650,000 (\$130,000/lot)!** Asking ~~\$835,000 (\$167,000/lot).~~

CONTACT: Deanne Boublis (CaDRE 00970999) deanne.boublis@korekland.com or (661) 755-5420. This is a shared listing with Dionisio Vallejos (CaDRE 01717148) SmartSell Real Estate junvallejos@sbcglobal.net or (909) 904-6204.

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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