



**KOREK LAND COMPANY, INC.**

**SIGNALIZED CORNER  
LOCATION!**

**3.78± ACRES – COMMERCIAL**  
**PHELAN AREA**  
**(COUNTY OF SAN BERNARDINO, CA)**

**LOCATION:** 9675 Phelan Road, Phelan CA 92371. Southwest corner of Phelan Road (aka Main Street) and Baldy Mesa Road, approximately 3 miles west of US Highway 395, 4 miles west of I-15 and the Cities of Hesperia and Victorville.

**APN/SIZE:** 3065-611-03 = 3.78± Acres

**TOPO:** Flat with ±260' of frontage on Phelan Road and ±600' of Baldy Mesa Road frontage.

**ZONE/GP:** PH/CN (Phelan/Pinon Hills / Neighborhood Commercial). Previously approved [Site Plan](#) and [Conditional Use Permit](#) for a Gas Station with a C-Store, fast food restaurant with a drive thru, bank building, in-line shops with 1<sup>st</sup> floor retail/2<sup>nd</sup> floor office and a Jr Anchor building. **BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** Gas – SoCal Gas Company; Electricity – SCE; Water – County Service Area 70; Sewer – Septic. **BUYER TO VERIFY AVAILABILITY / CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

**MISC:** Located on two main arterial streets, this is a prime property for a neighborhood commercial center.

**PRICE:** Asking \$1,150,000.

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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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