EXCLUSIVE SALE MEMORANDUM



RYAN TRAVIS

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BRE # 01358790 Corporate BRE #01896143

12180 Ridgecrest Rd., Suite 232 Victorville, CA 92395

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Address
Auburn Ave & Raccoon Ave
Adelanto, CA 92301

APN
0459-331-11, 12, 13, 14. 0459-331-08

Notes
Package Deal! Five (5) vacant land parcels offered together for a total of ±17.22 acres. Versatile acreage suitable for Residential developments and a host of other permitted uses. Water and Sewer are present at the intersection of Raccoon Ave & Auburn Ave, water runs along the southern boundary in Auburn Ave. Close proximity to existing residential developments. Eleven (11) new homes are currently under construction just 1,500 feet south at the intersection of Vintage Rd & Stevens St. Auburn Travel Center is proposed at the corner of Hwy 395 & Auburn Rd, just over one mile to the east, which will bringforth a Supermarket, Retail Stores, fueling station, 100-room hotel, and much much more!

Utilities
Water is adjacent to the site running along Auburn Ave – sewer is present ±1,000 linear feet west at the corner of Auburn Ave and Raccoon Ave

Site attributes
•Well located near retail shopping centers.
• Residential growth is working its way towards this site
•Traffic counts along 395 in excess of ±20,000 AADT

Zoning
Desert Living 2.5 (DL 2.5)

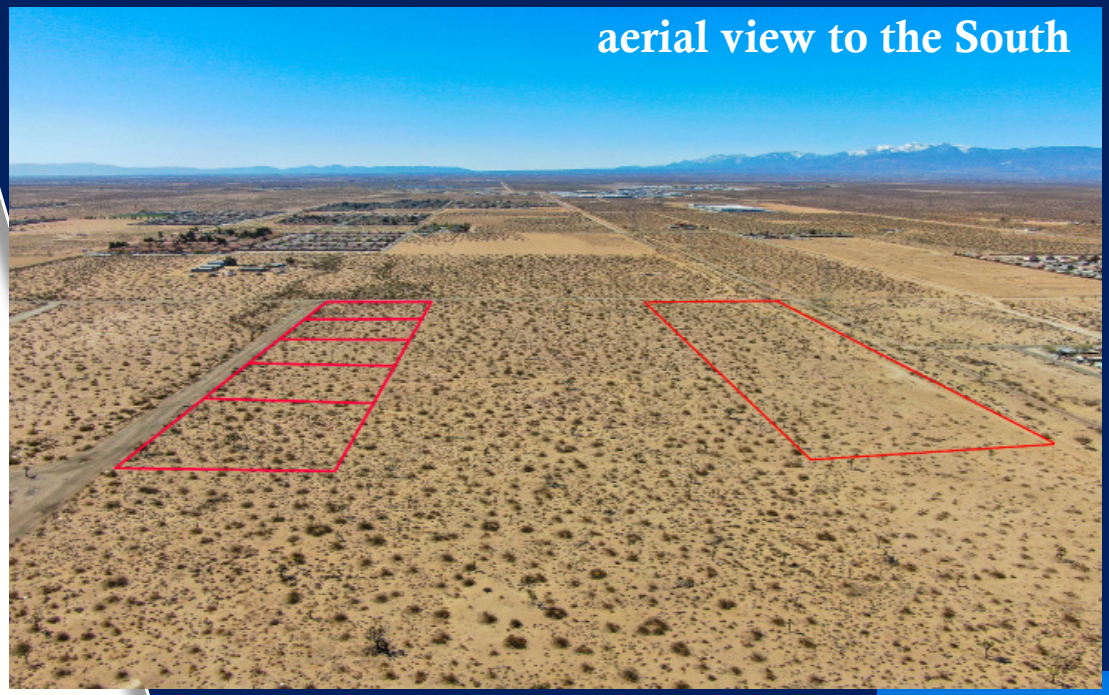
Size
± 17.22 Acres

Municipality
Adelanto
County of San Bernardino

Asking Price
$153,000

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aerial view to the South



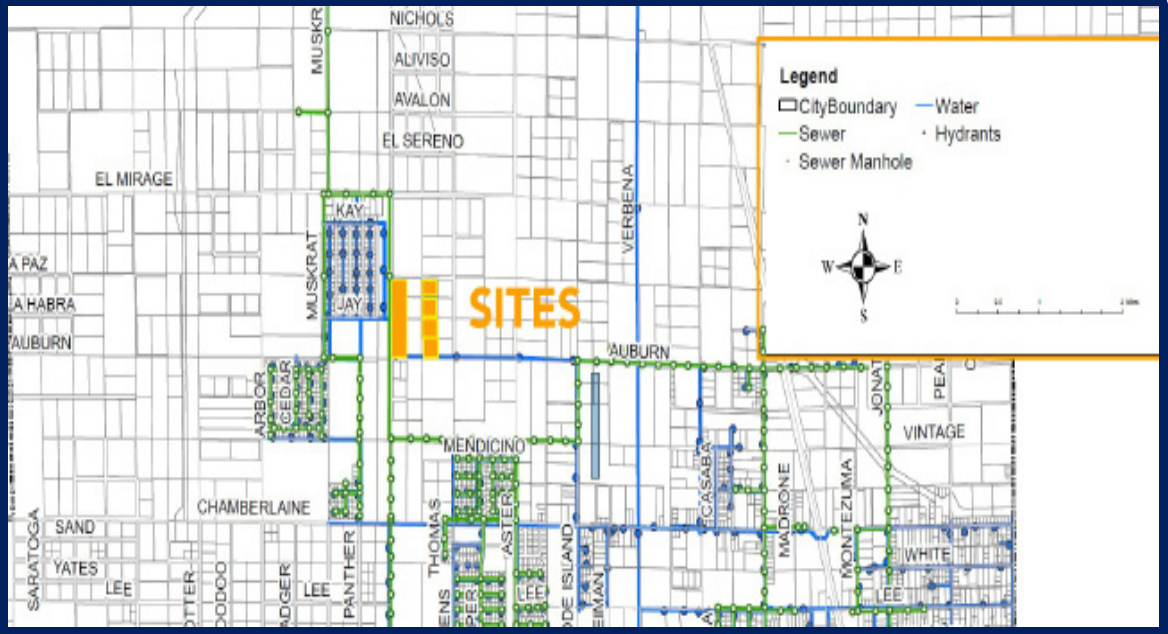
aerial view to the South East



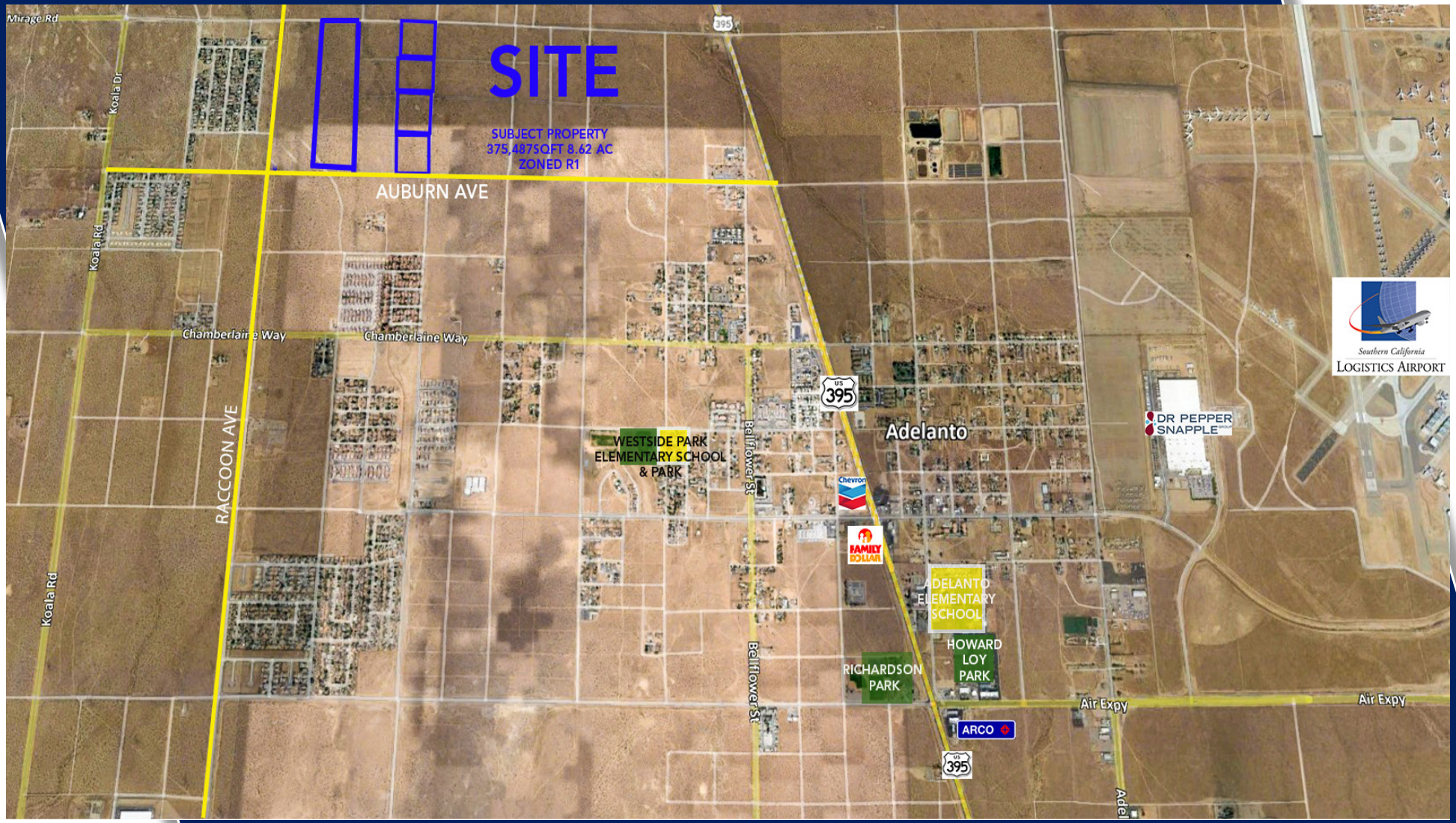
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