



LAND FOR SALE | \$2,995,000

RTI-READY DEVELOPMENT OPPORTUNITY

11434 Cresson St. | Norwalk, CA 90650

±53,057 SF Land Site | ±32,435 Planned Building Area

FOR MORE INFORMATION,
PLEASE CONTACT:

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Highlights

LAND FOR SALE RTI-READY DEVELOPMENT OPPORTUNITY

Offering Highlights



\$2,995,000 Sale Price



±53,057 SF Total Land Site



±32,435 SF Planned Building Area



Cresson Complex / RTI-Ready Development Opportunity



Approved Plans For 14 Residential Units: 9 Single-Family Dwellings + 5 Attached ADUs



15 Residential Addresses Across 7 Parcel Nos.



Large 7 Bedroom + 7 Bath Lot Configurations



Covered Parking For Each APN



All-Steel Modular Structure Design



MEP, Structural, Architectural, And Engineering Plans Substantially Complete



Preliminary Construction Budget Available For Review



Seller Financing Available For Qualified Buyers



Potential Assisted Living, Behavioral Health, Detox, Recovery Housing, Senior Housing, Or Group Living Operations



Immediate Access To The 5 Freeway



Excellent Regional Access To The 605, 105, And 91 Freeways



Renderings

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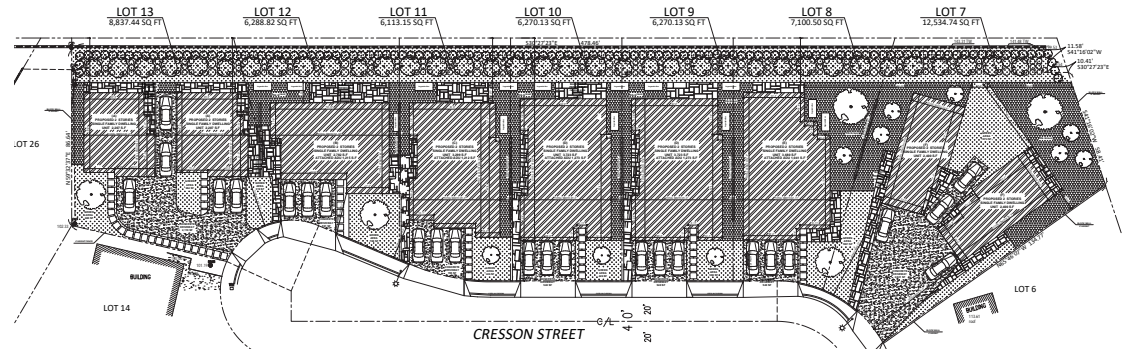


Approval Plans / Ideal Uses

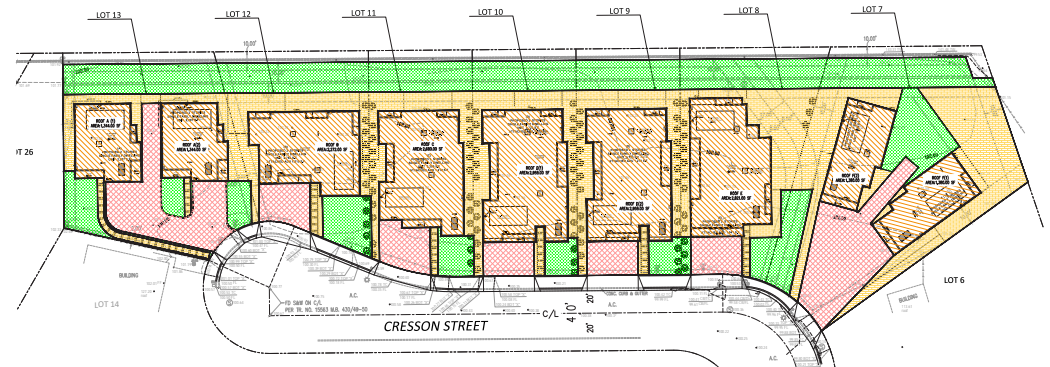
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Existing Approval

Approved Plans For ±9,000 SF Includes Five (5) Attached ADUs. Large 7 Bedroom + 7 Bath Lot Configurations



Site Plan



City of Los Angeles LID Plan

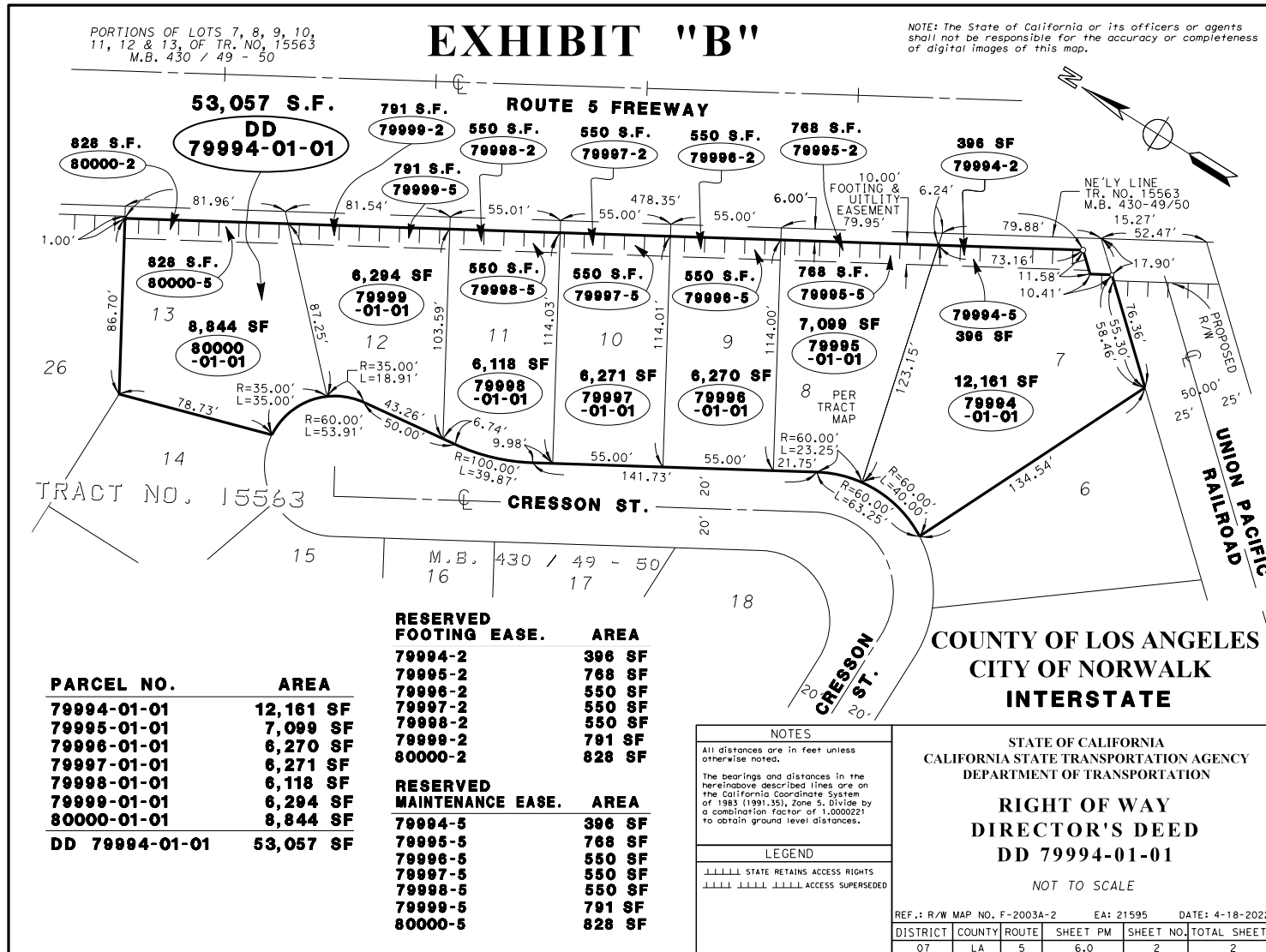
Ideal Uses

- Assisted Living, Behavioral Health, Detox, Recovery Housing, Senior Housing, Or Group Living Operations
- Infill Multifamily & Affordable Housing
- Mixed-Use Developments
- Built-to-Rent Communities (BTR)
- Speculative Luxury Homes

*NOT TO SCALE

Exhibit "B" Plan

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*NOT TO SCALE

Completed Projects

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Recently Completed Projects Nearby

Norwalk Veteran's Villa

13601 San Antonio Drive

- Mixed Use with 60 Veteran Housing Units
- ±96,731 SF of Occupiable Space



The Views

14807 Pioneer Boulevard

- 62 Units - Multifamily Housing Units
- ±1.55 AC with A Redevelopment of 3 Parcels



Civic Center Plaza

12241 Imperial Highway

- Multi-Tenant Commercial Retail Units
- ±9,600 SF of Occupiable Space

Location Map

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