

EXCLUSIVE SALE MEMORANDUM

±6.98 ac Auburn Ave, Adelanto , CA



ROB KURTH

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BRE # 01244413 Corporate BRE #01896143

12180 Ridgecrest Rd., Suite 232 Victorville, CA 92395

Address

Auburn Ave & Jupiter St,
Adelanto, CA 92301

APN

0459-331-18, 19, 20,

Zoning

Desert Living 2.5 (DL 2.5)

Size

±6.98 Acres

NOTES

Package Deal! Three (3) vacant land parcels offered together for a total of ±6.98 acres. Versatile acreage suitable for Residential developments and a host of other permitted uses. Water runs along the southern boundary in Auburn Ave. Sewer is ±1/3 of a mile to the East. Close proximity to existing residential developments. Eleven (11) new homes are currently under construction just 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, with a planned Supermarket, Retail Stores, fueling station, 100-room hotel, and more!

Municipality

Adelanto
County of San Bernardino

Asking Price
\$49,000

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



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