

MIX-USE DEVELOPMENT

Main St., Hesperia, CA 92345



Presented By:
Alam Realty

+/- 8.55 Acre Mixed Use Development Opportunity



VICINITY MAP

RESIDENTIAL

| | | | | | |
|----------------------|------------|----------------|-----------------|------------------------------|-------------------------|
| 2 STORY TOWN HOME | 3 4 GEN | 1,700 SF | TOTAL: 80 UNITS | TOTAL BLDG. AREA: 136,000 SF | REC. BUILDING: 1,400 SF |
| PARKING RATIO: 2.5:1 | | | | | |
| PARKING SPACE | | | | | |
| GARAGE: 60 | | | | | |
| OPEN: 39 | | | | | |
| TOTAL: 99 SPACES | | | | | |
| LAND AREA | 199,000 SF | OR: 4.57 ACRES | | | |
| BLDG. COVERAGE | 68,015 SF | 34.1% % | | | |
| LANDSCAPE | 70,360 SF | 35.3% % | | | |
| PARKING AREA | 52,700 SF | 26.4% % | | | |

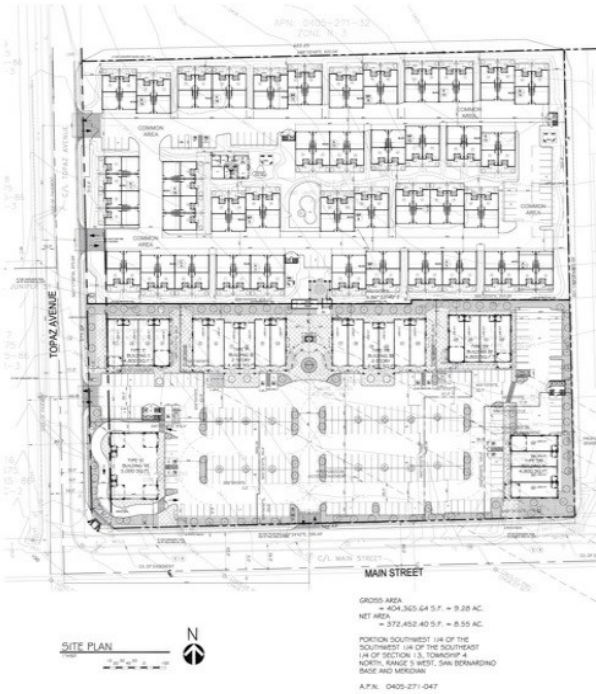
| NUMBER | TYPE | AREA | DEED ROOMS | GARAGE | PARKING |
|-------------------|------|-----------|------------|------------|---------|
| 1, 5, 10, 11, 15 | A | 6,800 SF | 12 | 0 | 0 |
| 3, 4, 6, 8, 9, 12 | C | 6,800 SF | 12 | 0 | 0 |
| 16, 17, 18, 19 | C | 6,800 SF | 12 | 0 | 0 |
| 13, 14 | C | 6,800 SF | 12 | 0 | 0 |
| 2 | B | 10,200 SF | 18 | 12 | |
| 7 | D | 10,200 SF | 18 | 12 | |
| 20 | F | 1,400 SF | RECREATION | CLUB HOUSE | |

COMMERCIAL

| | | | | | | | |
|----------------|----------------|------------------|-----|-----------|------------------|----------|-------|
| BUILDING AREA | 48,200 SQ. FT. | BUILDING STORES: | 1ST | 2ND | PARKING PROVIDED | DEED | RATIO |
| PARKING SPACES | 336 | I | 1 | 4,800 SF | | | |
| LAND AREA | 179,400 SF | OR: 4.03 ACRES | II | 2 | 7,200 SF | 7,200 SF | |
| BLDG. COVERAGE | 48,200 SF | 27.4% % | III | 2 | 7,200 SF | 7,200 SF | |
| PARKING AREA | 92,184 SF | 52.5% % | IV | 1 | 4,800 SF | | |
| LANDSCAPE | 35,016 SF | 19.9% % | V | 1 | 4,800 SF | | |
| | | SUBTOTAL | | 14,400 SF | 72 | 72 | 100% |
| | | VI | 1 | 5,000 SF | 144 | 144 | 100% |
| | | TOTAL | | 48,200 SF | 268 | 268 | |

EASEMENT

- TITLE REPORT EXCEPTIONS:
T.R. NO. 902-197008, DATED SEPTEMBER 26, 2008
- AN EASEMENT FOR POLE LINES AND CONDUITS AND THE CENTERLINE THEREOF AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4178, PAGE 89 OF OFFICIAL RECORDS
 - AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4184, PAGE 131 OF OFFICIAL RECORDS
 - AN EASEMENT FOR ELECTRIC LINES AND TELEPHONE LINES, AND THE CENTERLINE THEREOF AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4184, PAGE 130 OF OFFICIAL RECORDS
 - AN EASEMENT FOR PUBLIC UTILITIES AND THE CENTERLINE THEREOF AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 6478, PAGE 832 OF OFFICIAL RECORDS
 - AN EASEMENT FOR POLE LINES AND CONDUITS AND THE CENTERLINE THEREOF AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 6478, PAGE 832 OF OFFICIAL RECORDS
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PROPOSED STREET AND UTILITY EASEMENT" RECORDED FEBRUARY 5, 1991 AS INSTRUMENT NO. 91-42222 OF OFFICIAL RECORDS
 - AN OFFER OF DEDICATION FOR FUTURE HIGHWAY, GRADES AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JULY 26, 1994 AS INSTRUMENT NO. 94-317261 OF OFFICIAL RECORDS



GROSS AREA = 404,362.64 S.F. = 9.26 AC
NET AREA = 372,432.40 S.F. = 8.55 AC
PORTION SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO COUNTY AND MERRING
A.P.N. 0405-271-047

MIX-USE DEVELOPMENT

Main St., Hesperia, CA 92345

Property Details

LOCATION, LOCATION, LOCATION!!! 8.55 ACRE OF COMMERCIAL/RESIDENTIAL MIXED USE ZONE LAND!! One of the most important signalize corner in Hesperia. Located right on the corner of Main St. and Topaz Ave. Only about a mile east of 15 Freeway Exit. Caddy corner from Topaz Square Complex with express car wash, Shops at Topaz and Topaz Market Place Strip Mall Centers. In 2005 seller has spent over \$300K on a "MIX-USE" Development plan consist of 68,015 square feet of 80-unit apartment complex at the back with 180 Parking Spaces and 48,200 square feet of 7 separate commercial buildings complex on the front back with 266 Parking Spaces (This development plan has expired). Per city of Hesperia this Plan and Entitlement will be approval when resubmitted. SELLER WILL PROVIDE ALL DOCUMENTATION RELATED TO THE MIX-USE DEVELOPMENT. High Desert is booming, recently approved High Speed Train from Apple Valley to Las Vegas, including their Maintenance Facilities. The project is expected to bring many jobs, increase housing needs, and boost the economy. Also, Barstow has approved plan for a ± 4,500 Acre Burlington Northern Santa Fe (BNSF) Rail Facilities known as the Barstow International Gateway. The project will act as an inland port facility, shipping containers from the Ports of Los Angeles and Long Beach for sorting and staging. BNSF Railroad will be investing approx. \$1.5 billion and this project estimates the creation of nearly 20,000 jobs for the Barstow area.

Price: \$4,950,000

- 660 FEET OF FRONTAGE
- MIX-USE ZONE WITH COMMERCIAL AND RESIDENTIATL
- LOCATION, LOCATION, LOCATION

View the full listing here: <https://www.loopnet.com/Listing/Main-St-Hesperia-CA/30859466/>

| | |
|---------------------|-------------|
| Price: | \$4,950,000 |
| Property Type: | Land |
| Property Subtype: | Commercial |
| Proposed Use: | Mixed Use |
| Sale Type: | Investment |
| Total Lot Size: | 8.55 AC |
| No. Lots: | 1 |
| Zoning Description: | MIX-USE |
| APN / Parcel ID: | 0405-271-47 |

MIX-USE DEVELOPMENT

Main St., Hesperia, CA 92345

Location



MIX-USE DEVELOPMENT

Main St., Hesperia, CA 92345

Property Photos

+/- 8.55 Acre Mixed Use Development Opportunity



Main-Topaz-Sign



MainSt-TopazAve-Pic

MIX-USE DEVELOPMENT

Main St., Hesperia, CA 92345

Property Photos



MainSt-TopazAve-Pic2



MainSt-TopazAve-Pic4

MIX-USE DEVELOPMENT

Main St., Hesperia, CA 92345

Property Photos



MainSt-TopazAve-Pic5



MainSt-TopazAve-Pic6

MIX-USE DEVELOPMENT

Main St., Hesperia, CA 92345

Property Photos



MainSt-TopazAve-Pic7

MIX-USE DEVELOPMENT

Main St., Hesperia, CA 92345



Mohammad Alam

mohammad@alamrealty.com

(855) 225-2526

Alam Realty

12061 Jacaranda Ave, Suite 5
Hesperia, CA 92345

