



## El Centro Rd & Mariposa Rd

TBD Mariposa Rd, Hesperia, CA 92345



UNIVERSAL ELITE  
REALTY



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# El Centro Rd & Mariposa Rd

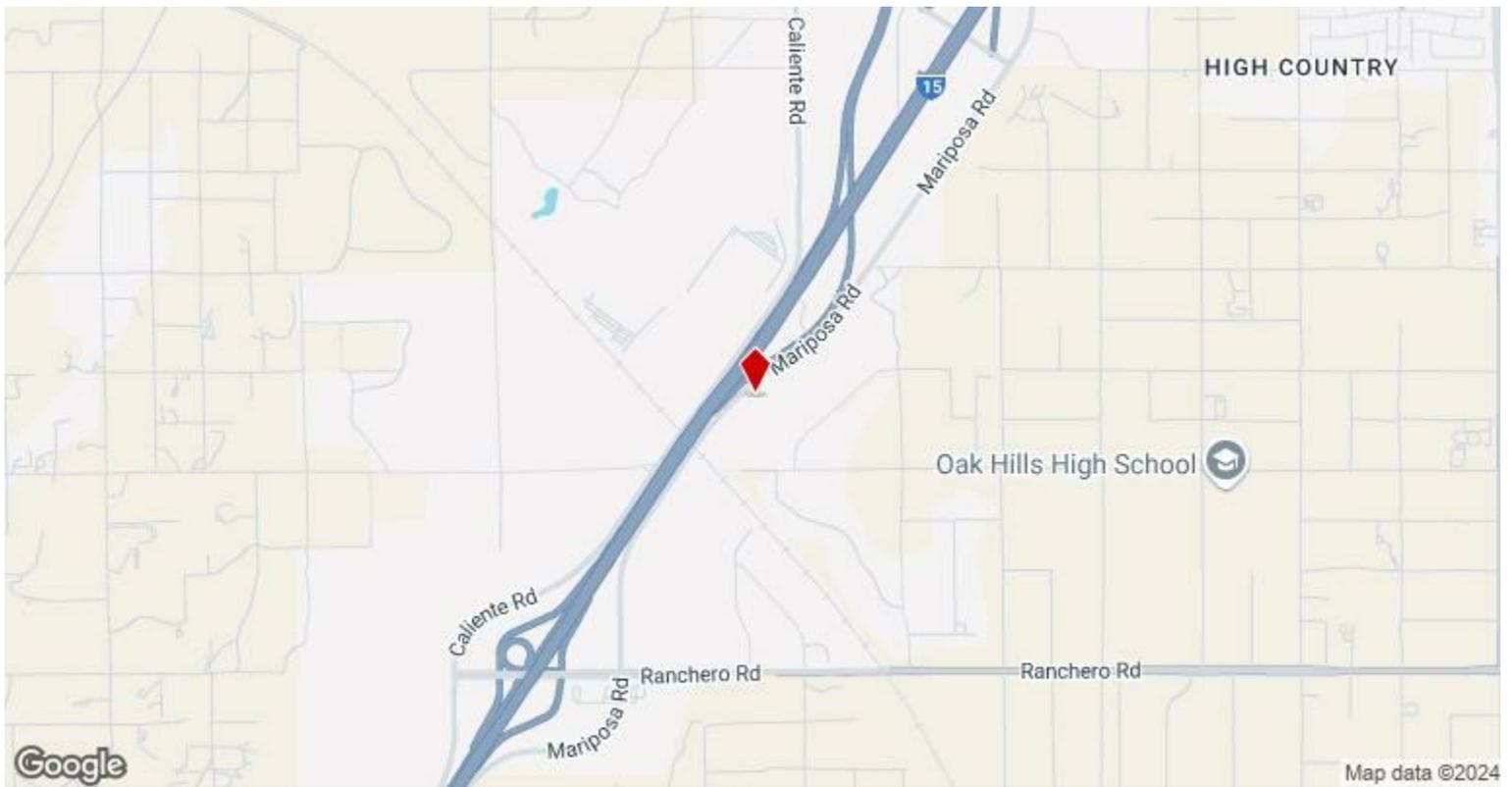
Upon Request

Over 9 acres of land zoned Hesperia Regional Commercial under the Main Street and Freeway Corridor Specific Plan Wash Protection Overlay with over 1600 ft of frontage and exposure to I-15/395 freeways and Mariposa Street - a major road for commuters and residents of Hesperia and Oak Hills. Surrounding the property are growing numbers of fine custom homes and ranches. Most of the 9.36 acres are usable excluding drainage easement. This is a great opportunity for current or future development or land bank....

Prime investment or owner-user opportunity to build and operate a commercial space. Excellent freeway visibility for a gas station or fast food restaurant. Seller may carry and open to other creative financing options....



Price:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	9.37 AC
No. Lots:	1
Zoning Description:	RC
APN / Parcel ID:	3039-431-31



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# Property Photos



Photo Jul 19 2024, 5 14 41 PM



Photo Jul 19 2024, 5 14 43 PM



