

±8.62 ac Auburn Ave, Adelanto , CA



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12180 Ridgcrest Rd., Suite 232 Victorville, CA 92395

## Address

NW corner of Auburn Ave & Stevens St,  
Adelanto, CA 92301

## APN

0459-331-11, 12, 13, 14

## NOTES

Versatile acreage suitable for Residential developments and a host of other permitted uses.

## Utilities

Water is adjacent to the site running along Auburn Ave – sewer is present  $\pm$ 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  $\pm$ 20,000 AADT

## Zoning

Desert Living 2.5 (DL 2.5)

## Size

$\pm$ 8.62 Acres

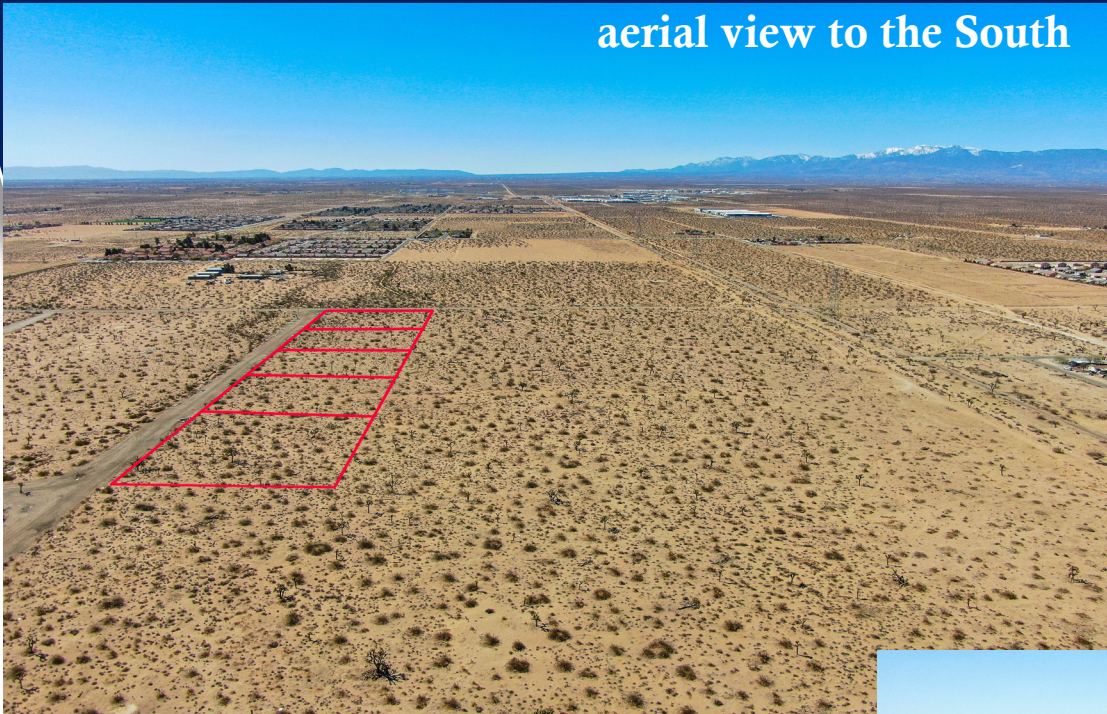
## Municipality

Adelanto  
County of San Bernardino

# Asking Price

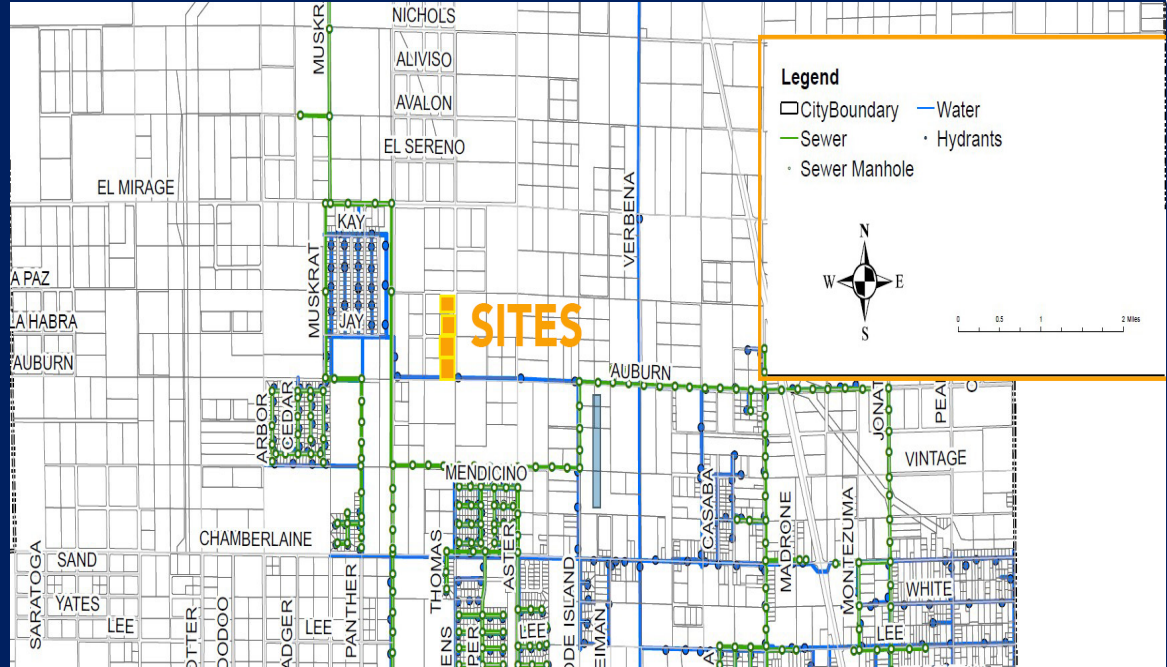
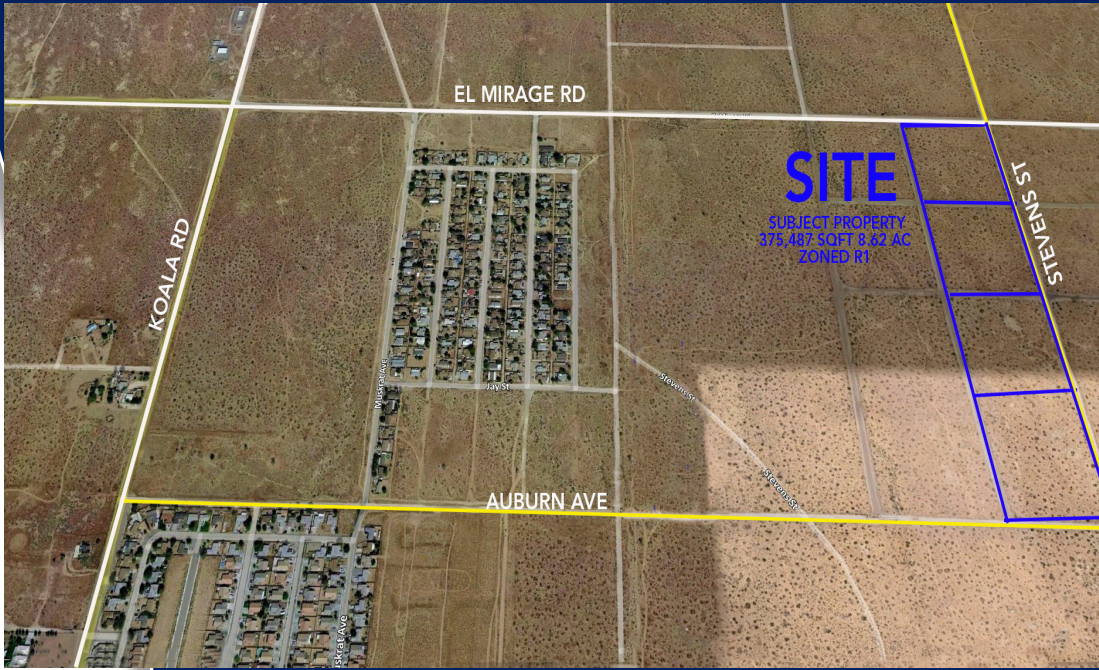
# \$88,000

aerial view to the South



aerial view to the South East







**THE SITE**

**Southern California  
LOGISTICS AIRPORT**  
Industrial Park  
Over 4 Million SF  
Developed  
Approved for  
60 Million SF  
Total Build Out

<b>A</b>	<b>B</b>
<b>C</b>	<b>D</b>

**MI Zoning with  
Medical Marijuana  
Cultivation Overlay**

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**CLARK  
PACIFIC**  
500+  
New Jobs

**Adelanto  
High School**  
1,750 Students

**Columbia Middle School  
Theodore Vick Elementary**  
1,335 Students

**Desert Trails  
Preparatory  
School**  
550 Students

**298,270 SF Anchored  
Shopping Center  
APPROVED**

**Future Site  
Aircore Cookware**  
250+ Employees

**Proposed  
Hotel**  
125 Rooms

**Adelanto  
Stadium**

**Northwest  
Pipe Co.**  
175 Employees

**65 LOTS  
FRONTIER  
COMMUNITIES  
119 LOTS**

**Gus Franklin Jr Elementary  
Melva Davis Academy of Excellence  
West Creek Elementary**  
1,936 Students

**D R HORTON  
America's Builder**  
41 LOTS  
SOLD OUT

**LEGACY HOMES**

**Silverado  
High School**  
2,144 Students

