

# Montezuma Road & Joshua Avenue

APNs: 0459-356-01-0000 & 0459-356-02-0000 | Adelanto, California

## 20-acres of Mixed-Use Commercial Land

*Asking Price:*

**\$1,500,000**

**(\$75,000 per acre)**

### *Property Highlights:*

- Two (2) non-contiguous 10-acre parcels located just south of Air Expressway.
- Parcels are square, undeveloped land with close proximity to local development.
- Parcels are demised by Joshua Avenue, located between Montezuma Road and Fremontia Avenue.
- Both parcels are zoned Commercial Mixed-Use with the City of Adelanto.
- Zoning allows for a variety of uses, including multi-unit residential, single-room occupancy facilities and transitional housing. Buyer to verify use approval with City of Adelanto.



***Exclusively Offered By:***

Encon Commercial, Inc. | ***Commercial Real Estate Services***



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## COMMUNITY PROFILE & LOCAL AMENITIES

### The City of Adelanto: The City with Unlimited Possibilities

*City of Adelanto, About Us, ci.adelanto.ca.us*

Adelanto is a city of promise, offering a wealth of business and development opportunities. Its strategic location has attracted industries, leading to a thriving economy. What truly makes Adelanto exceptional is its diverse and inclusive community, where unity and progress converge, making it an enticing place to live and work towards a brighter future.

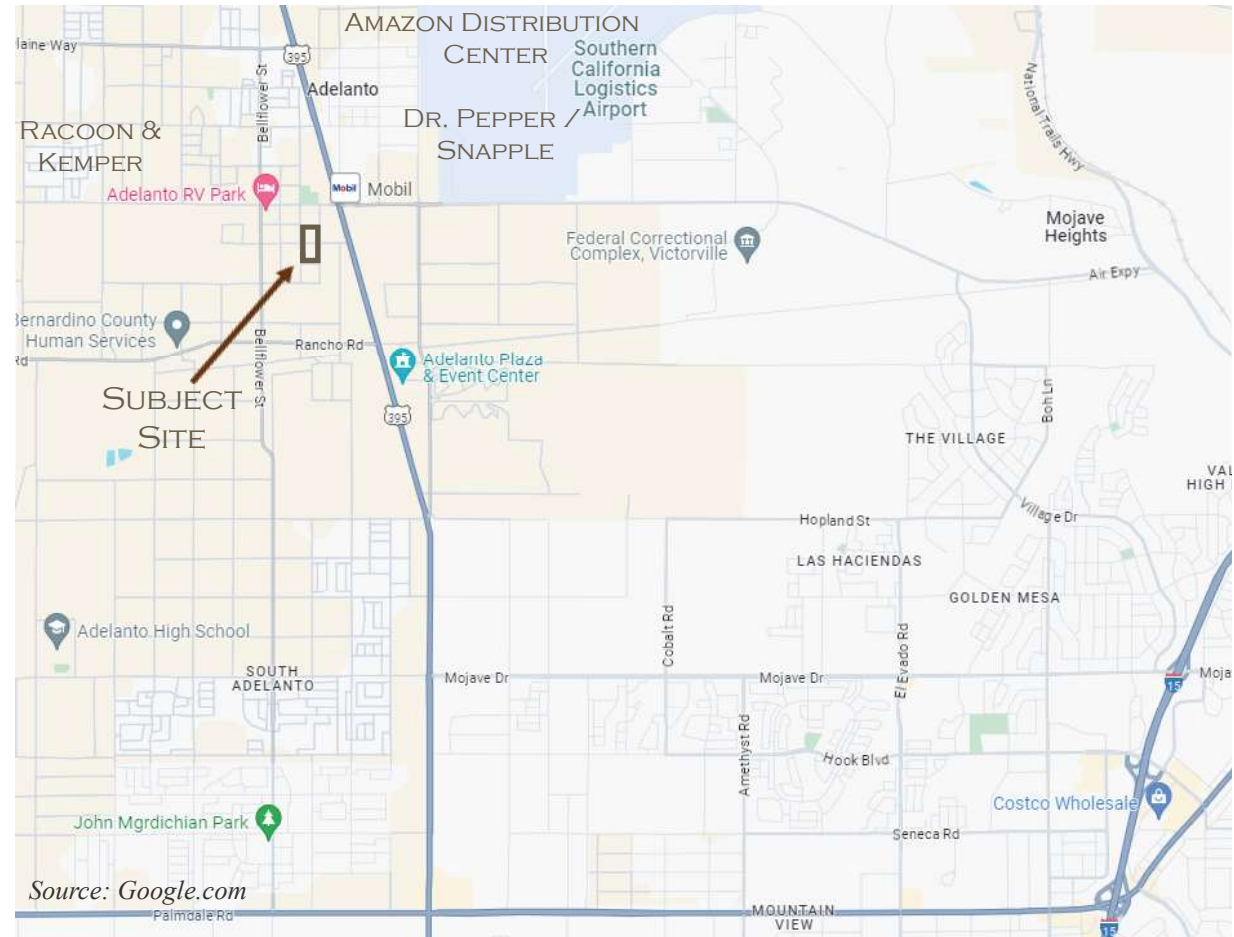
### City of Adelanto Press Release - April 30, 2024

*ci.adelanto.ca.us/news\_detail\_T17\_R21.php*

The City of Adelanto proudly announces the groundbreaking of...a new 22-unit housing tract at the intersection of Raccoon Avenue and Kemper Avenue...The approval process for this housing tract was completed in just four months, demonstrating an effective partnership between local government and private enterprise.

Prospective homeowners will find a variety of floor plans starting at \$439,000. This development not only meets the community's growing needs but also sets a benchmark for future projects, emphasizing Adelanto's dedication to sustainable growth.

City Manager Flores stated, "Due to the large number of well-paying industrial jobs attracted into the City by this pro-growth, pro-business administration, we have seen the construction of over 700 single-family homes in the City."



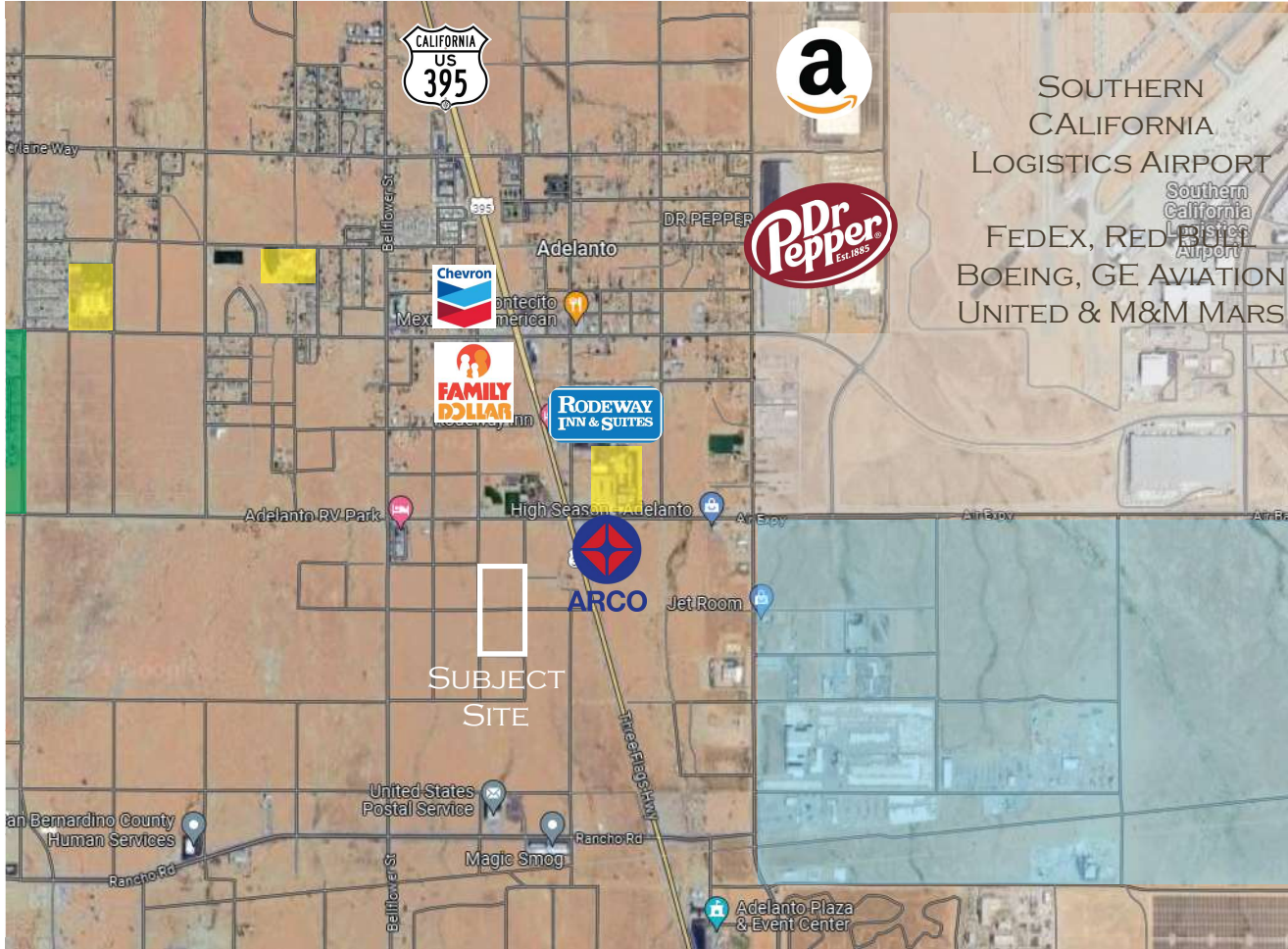
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

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## ZONING & AREA USE



### LEGEND:

-  SUBJECT SITE
-  SCHOOL FACILITIES
-  RACOON & KEMPER RESIDENTIAL DEVELOPMENT
-  INDUSTRIAL DEVELOPMENT

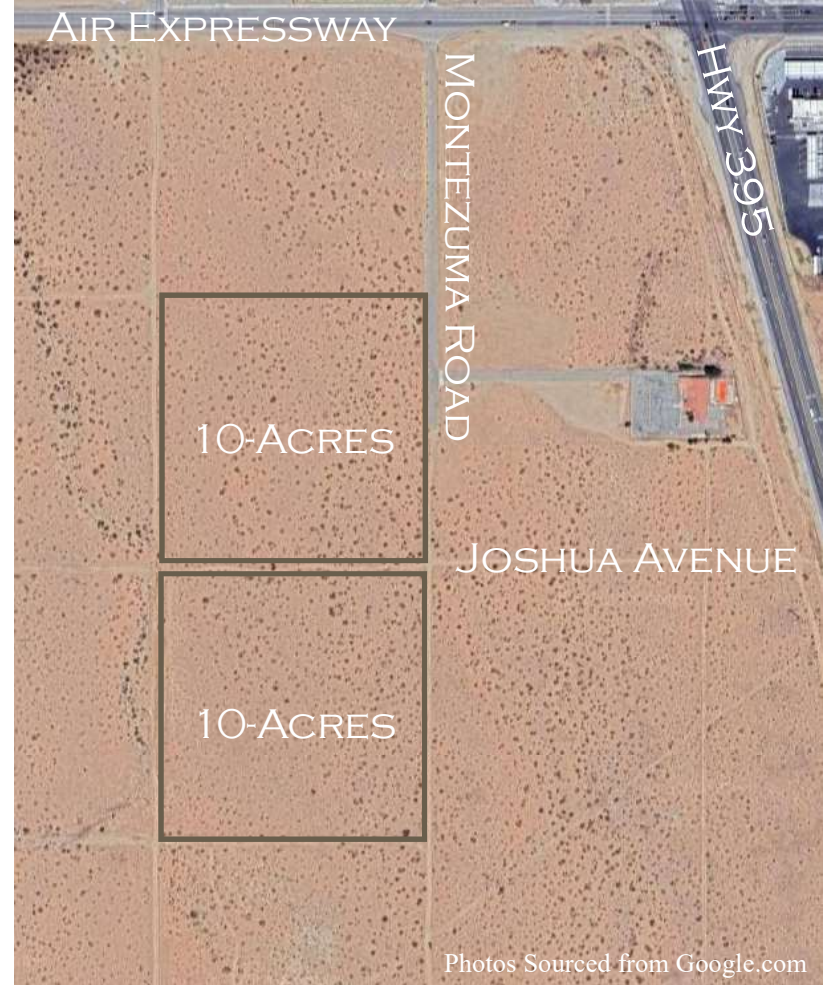
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## SITE PHOTOGRAPHS



Photos Sourced from Google.com

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## Exclusively Offered By:

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