

# 1153 Belfield Blvd

Landers 92285

Listing ID: JT25159999



**\$295,000**

New Listing

Active • Unimproved Land

**Unimproved Land**

SqFt: **900**

Lot SqFt: **256,133**



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Commercial Rural Land on 5.88 acres available on the road to the Integratron! Skip the red tape with the county's Land Use department, no need to apply for lengthy, uncertain Minor or Conditional Use permits. This property's CR - Commercial Rural zoning requires only site plans for a slew of business types: bed & breakfast, cafe, bar, restaurant, outdoor entertainment, etc. Fantastic opportunity limited only by your imagination. All the tourists on the way to the Integratron, Giant Rock, Gubler's Orchids, and Homestead Valley Park drive by this site. Build it and they will come! Only one Joshua Tree on the property means unhindered development in regards to preserving these endangered trees. Water meter installed and electric is at the street. Neighboring 2.58 parcel also available for sale, APN 0630031190000. With both parcels, you would have almost 9 acres! Buyer to do due diligence.

## About 1153 Belfield Blvd , Landers 92285

Directions: **Highway 62 East to Highway 247 North, right on Reche, Left on Belfield**

### General Description

Property Type	<b>Commercial Sale</b>
Property Sub Type	<b>Unimproved Land</b>
Parcel #	<b>0630031040000</b>
List Price	<b>\$295,000</b>
Original Price	<b>\$295,000</b>
Days Active in MLS	<b>7</b>
Building SqFt	<b>900</b>
Lot SqFt	<b>256,133</b>
Lot Acres	<b>5.88</b>
Special Listing Conditions	<b>Standard</b>
Stories Total	<b>0</b>
Entry Level	<b>0</b>
Building Status	<b>Land</b>
\$/SqFt	<b>\$327.78</b>
County	<b>San Bernardino</b>

### Building Details

Laundry	<b>None</b>
Lot Features	<b>Lot Over 40000 Sqft</b>
Utilities	<b>None</b>
Water Source	<b>None</b>

### Terms

Listing Terms	<b>Cash, Submit</b>
Land Lease	<b>No</b>

### Financial

#### Assessment & Tax

Assessment Year	2024	2023	2022
<b>Assessed Value - Total</b>	\$16,496	\$16,173	\$15,856
<b>Assessed Value - Land</b>	\$16,496	\$16,173	\$15,856
<b>Assessed Value - Improved</b>			
<b>YOY Change (\$)</b>	\$323	\$317	
<b>YOY Change (%)</b>	2%	2%	

Tax Year	2024	2023	2022
<b>Total Tax</b>	\$400.67	\$391.61	\$382.57
<b>YOY Change (\$)</b>	\$9	\$9	
<b>YOY Change (%)</b>	2%	2%	

**Lynee LaVoie**

State License #: 02021036  
 Cell Phone: 760-401-3372

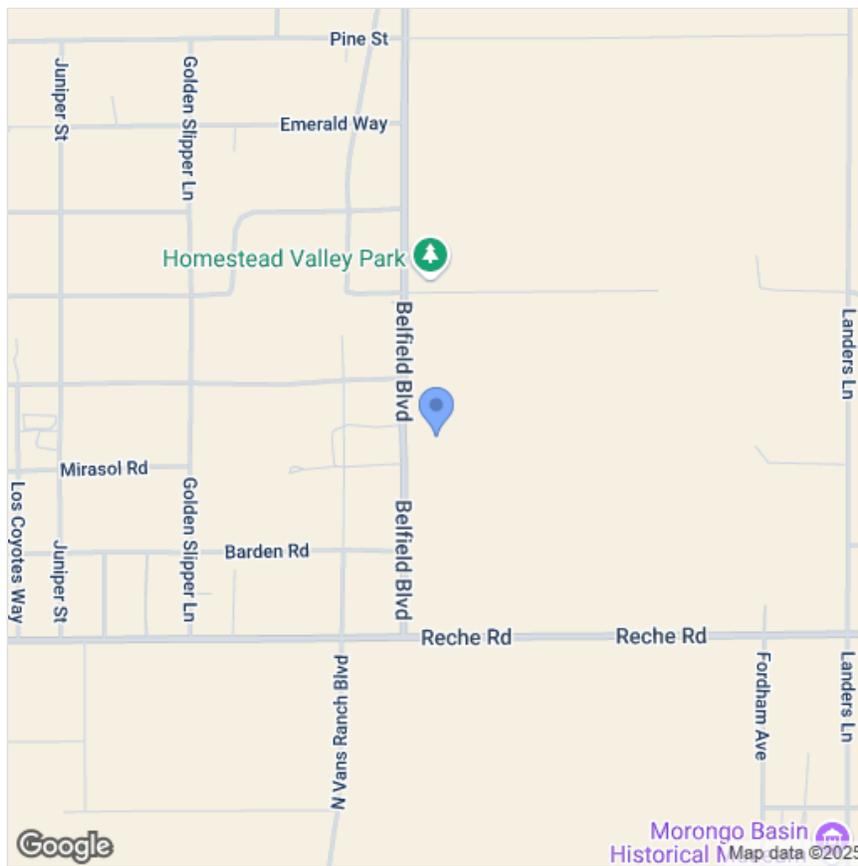
**Cherie Miller & Associates**

State License #: 02212107  
 55857 Twentynine Palms Highway  
 Yucca Valley, 92284

**Notes for you and your agent**

Notes for, and from, your contacts appear here when viewing this listing in a contact's results.

**Open Houses**



Lynee LaVoie | lynee.waldron@gmail.com | Cherie Miller & Associates | Office:

