

±3.25 AC LAND

CHURCH'S EXCESS LAND FOR SALE
9904 BLOOMINGTON AVE, 9967 &
9971 CEDAR AVE, BLOOMINGTON, CA

SUBJECT
PROPERTY

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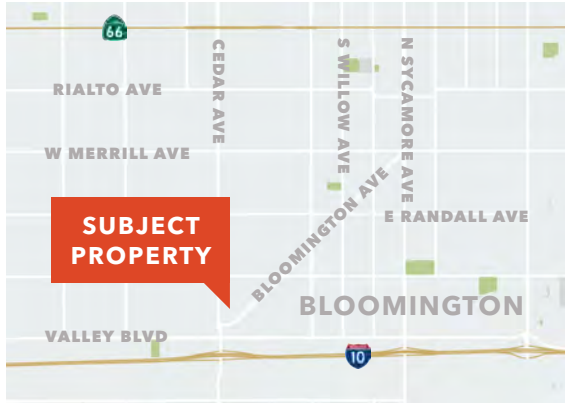
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Mathews

INVESTMENT OPPORTUNITY

±3.25 AC Excess Church Land For Sale

9904 BLOOMINGTON AVE, 9967 & 9971 CEDAR AVE, BLOOMINGTON, CA



OPPORTUNITY

The Seller is interested in entertaining proposals to maximize the development of the site. The Seller will provide the time to process Entitlements



±3.25 AC of excess church land

CONVENIENTLY LOCATED just off Interstate 10 at Cedar Ave

UNIQUE OPPORTUNITY to acquire large land parcels for development

RS ZONING (Single Residential), which provides 4.0 du/AC

TWO (2) land parcels

APNS 0253-071-30, 0253-071-05 & a portion of 0253-061-51

LEVEL topography

FEE SIMPLE INTEREST in the land

SALE PRICE \$2,495,000

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km Kidder Mathews

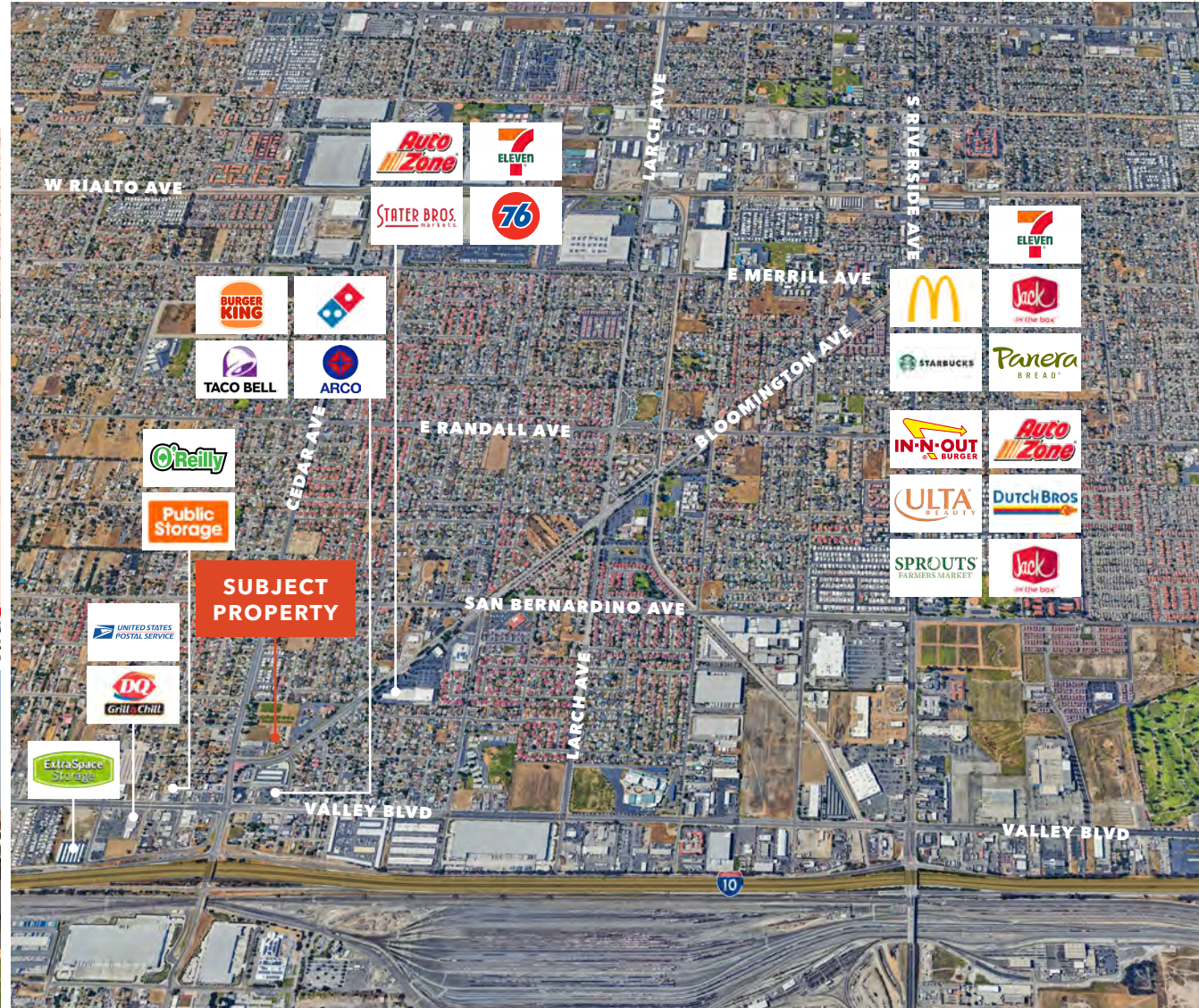
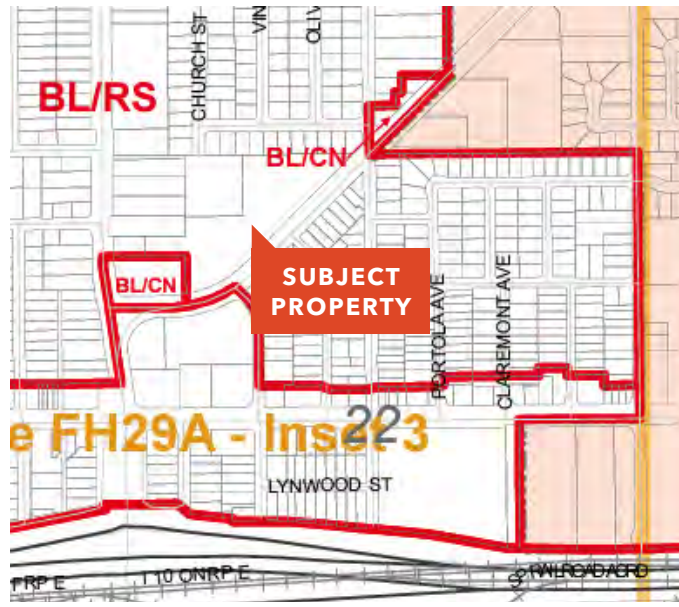
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PARCEL MAP

RS (SINGLE RESIDENTIAL) ZONING



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BID PROCESS/ SUGGESTED TERMS

All offers submitted for the proposed sale should be in writing and accompanied by any background information on the buyer.

The property is being offered basis of an all-cash closing.



THE BUYER SHOULD DISTINGUISH ITSELF BY ADDRESSING THE FOLLOWING:

PRICE

- Stipulate total price
 - Evidence of funds
-

OFFER STRUCTURE

- Investor, Developer, or User
-

PROPOSED USE OF SITE

- List proposed use
-

DEPOSITS

- A significant initial deposit will be required upon execution of the Purchase and Sale Agreement
 - Indicate timing and amounts of additional deposits
-

CONTINGENCIES/CONDITIONS TO CLOSING

- Indicate all buyer contingencies and length of contingency period
 - Specify all conditions necessary to trigger closing
 - If offering on an entitled basis, provide a projected entitlement timeline with major requirements
-

ESCROW CLOSING DATE

- Specify for all scenarios
-

TITLE AND ESCROW

- First American Title Insurance Company
-

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For more information contact

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