



KOREK LAND COMPANY, INC.

## RURAL RESIDENTIAL DEVELOPMENT SITE

### 147± ACRES OAK HILLS AREA, CA (SAN BERNARDINO COUNTY)

**LOCATION:** NEC of Bellflower Street and Smoke Tree Road; NWC of Los Banos Avenue and Smoke Tree Road, in the Oak Hills area of San Bernardino County, CA 92392 (92344). Subject is located west of Highway 395 and I-15; north of Phelan Road (aka Main Street); south of the California Aqueduct; adjacent to the cities of Hesperia and Victorville.

**APN's/SIZE:** 3136-221-01 = 40± acres    3136-221-02 = 27.06± acres    3136-231-01 = 40± acres  
3136-231-02 = 40± acres    **TOTAL = 147.06± acres**

**TOPO:** Flat to rolling.

**ZONE:** RL (Rural Living – 2 ½ acre minimum lot area). [Zoning Link](#).

**BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** Electric and water are in the area. Water – San Bernardino County District CSA 70 J. Sewer to be septic. Gas to be determined. **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**

**AREA:** Oak Hills is a rural residential community in unincorporated San Bernardino County. Homes in the area on 2+ acre lots are selling in the mid \$300's. The property's gently rolling topography, expansive territorial and San Bernardino Mountain views provide an incredible backdrop for a rural estate lot subdivision. Subject is conveniently located near retail centers, medical/office, schools, I-15 and much more.

**PRICE:** **REDUCED TO \$1,450,000** – Seller will consider offers for the individual parcels.

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**DISCLAIMER NOTICE TO BUYER:** The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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