



KOREK LAND COMPANY, INC.

84± ACRES
TWENTYNINE PALMS, CA

LOCATION: Minutes from Joshua Tree National Park! This Property is located just north of 29 Palms Highway at the SEC of Mesquite Springs Road and El Paseo Drive in the City of Twentynine Palms, San Bernardino County (92277). Split Rock Avenue borders the subject on the east. Existing residential developments are to the north and east.

APN/SIZE: 0618-162-09 = 84.1± acres

TOPO: Gentle topography

ZONE: Residential, Single-Family (RS-4) 4 units per acre.

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

UTILITIES: In the area.

MISC: According to the City, developing 4 DU per acre requires an on-site waste-water system otherwise the density is 1 DU per 2.5 acres.

PRICE: Asking \$425,000. Priced as raw land at ~\$5,000 per acre. Seller is open to offers.

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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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