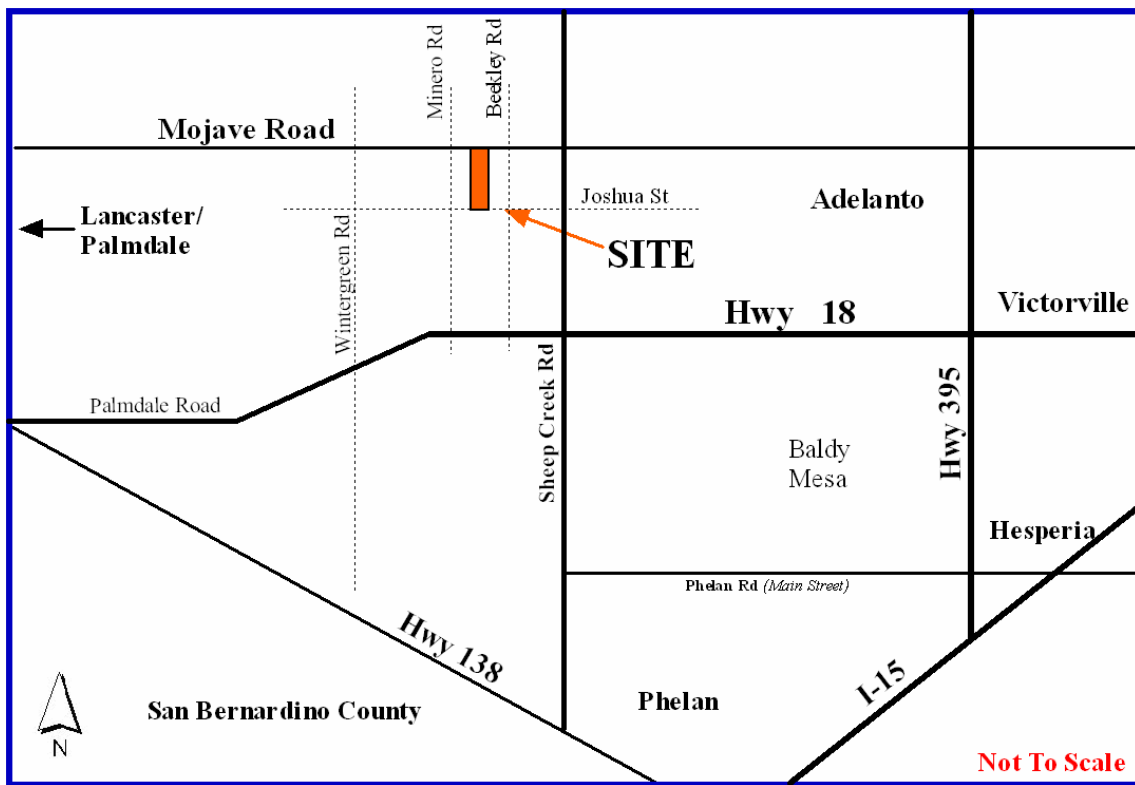


FOR SALE

±10 Acres ■ Residential Zone

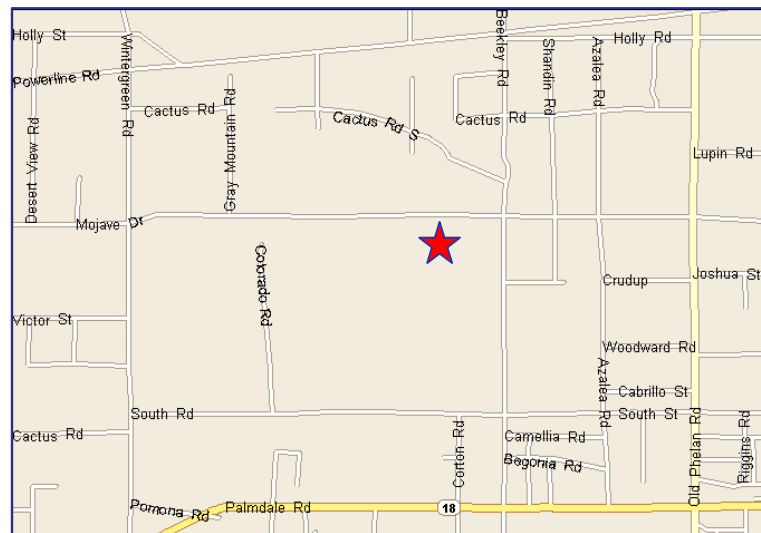
San Bernardino County



South side Mojave Drive, West of Sheep Creek Rd. North of Highway 18

FEATURES

- Zoned: "RL" Rural Living
  - Planned Developments
  - Residential Subdivisions
- APN: 3100-211-09
- San Bernardino Thomas Guide Page 4292, G6
- Offering Price: \$150,000 (\$15,000 per acre)



For information, please contact your exclusive listing agent

**Scott Lisk**  
 Senior Vice President  
 951-346-0805  
 slisk@naicapital.com

2280 Market Street, Suite 150  
 Riverside, California 92501  
 tel 951 346 0800  
 fax 951 346 0801

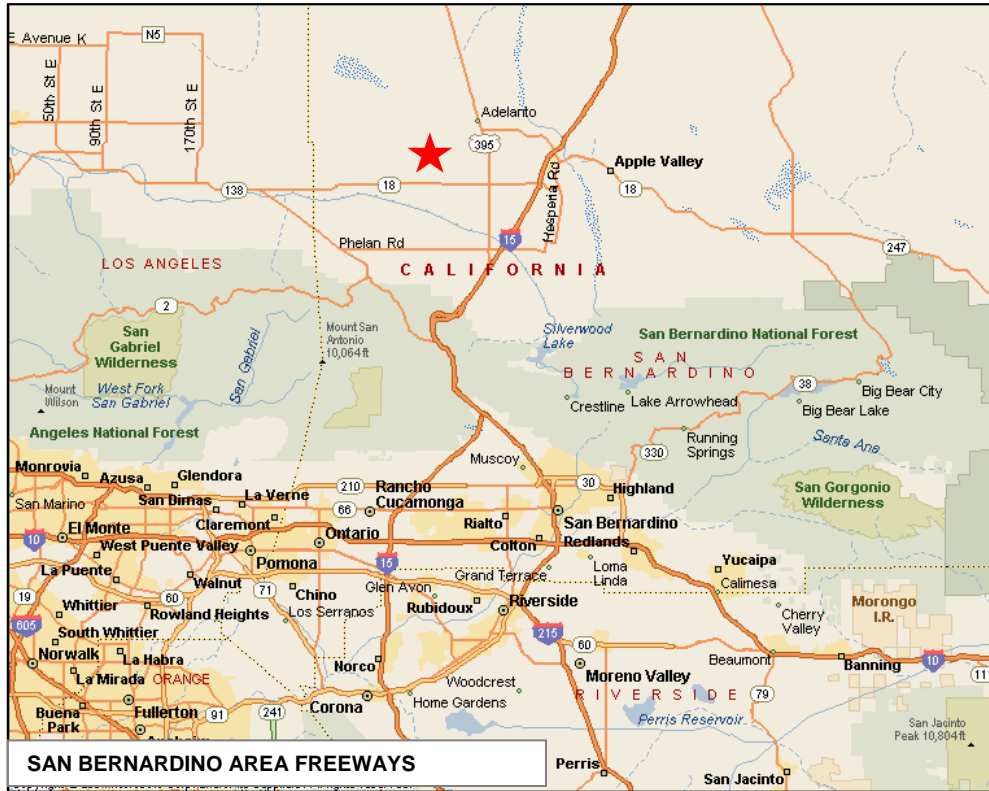


Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

# ± 10 Acres in San Bernardino County, CA

Residential Zone



Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agent

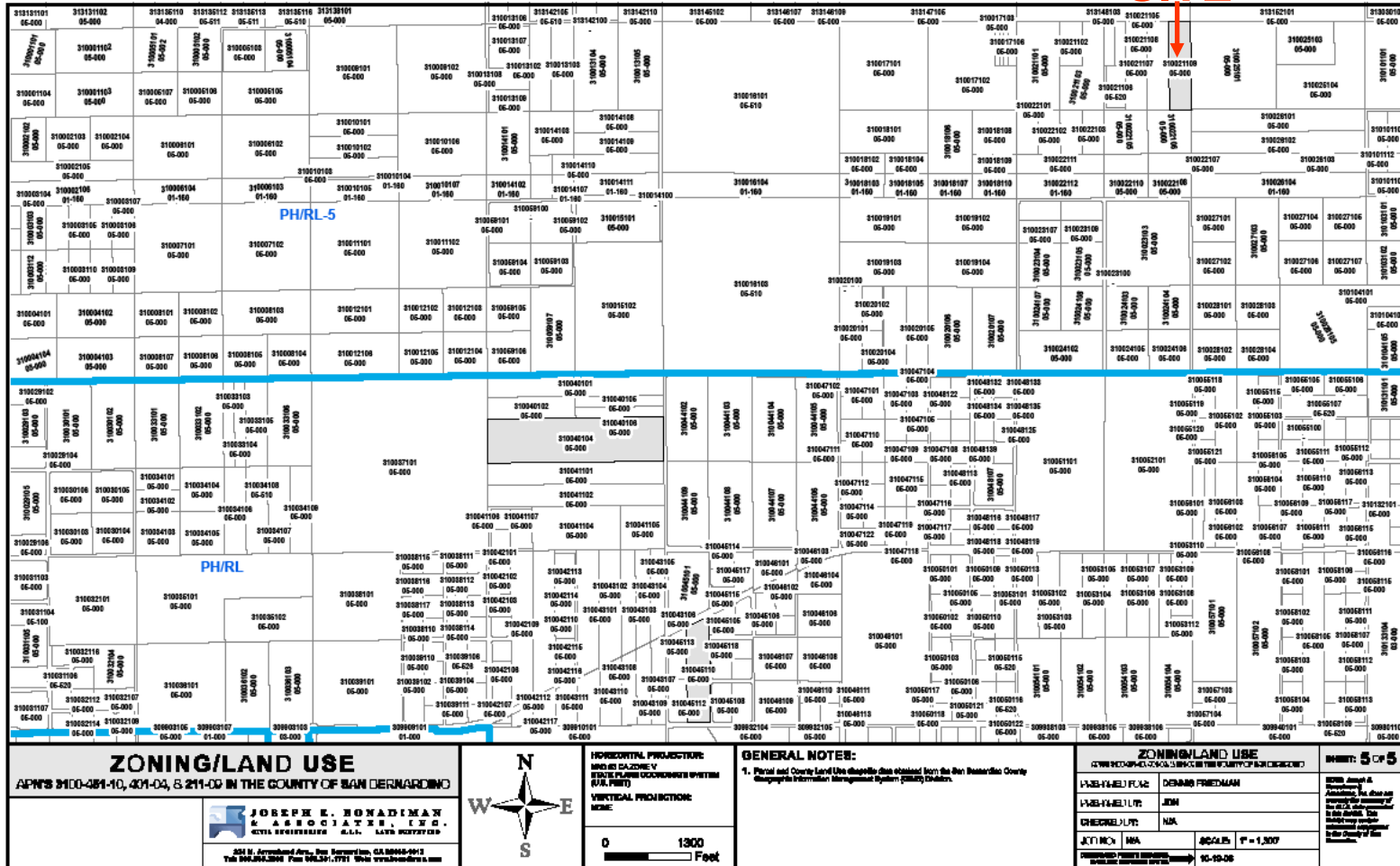
**Scott Lisk**  
Senior Vice President  
951-346-0805  
slisk@naicapital.com

2280 Market Street, Suite 150  
Riverside, California 92501  
tel 951 346 0800  
fax 951 346 0801

# ± 10 Acres in San Bernardino County, CA

Residential Zone

**SITE**



<b>ZONING/LAND USE</b> APNS 300-041-10, 041-04, & 211-02 IN THE COUNTY OF SAN BERNARDINO			<b>HORIZONTAL PROJECTION:</b> NAD 83 CALSHEV STATE PLANE COORDINATE SYSTEM (S.F. 1011)	<b>GENERAL NOTE:</b> 1. Parcel and County Level Use data are obtained from the San Bernardino County Geographic Information Management System (GIS) Database.	<b>ZONING/LAND USE</b> (FOR THE APN OF THIS PARCEL ONLY)	<b>SHEET: 5 OF 5</b> Bob Joseph & Associates, Inc. also act as the project engineer for the APN of this parcel. See the project engineer's report in the County of San Bernardino.
			<b>VERTICAL PROJECTION:</b> NAD 83		PARCEL # 10 DENNIS FREEMAN JOB # N/A DATE: 04/24/15 SCALE: 1" = 1,000' SHEET: 5 OF 5	



Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agent

**Scott Lisk**  
 Senior Vice President  
 951-346-0805  
 slisk@naicapital.com

2280 Market Street, Suite 150  
 Riverside, California 92501  
 tel 951 346 0800  
 fax 951 346 0801

# ± 10 Acres in San Bernardino County, CA

## Residential Zone



COUNTY OF SAN BERNARDINO  
SECTION II – LAND USE ELEMENT

Table LU-1: Primary Purpose and Intended Uses of Land Use Zoning Districts

	Land Use Zoning District	Permitted Density (du/ac) or Permitted Intensity (FAR)	Minimum Parcel Size	Minimum District Size	Max Building Coverage	Max Building Height	Intended Uses
1	Resource Conservation (RC)	1 unit per 40 acres	40 gross acres	200 acres	None specified	35 feet	This district provides sites for open space and recreational activities, single-family homes on very large parcels and similar and compatible uses.
2	Agriculture (AG)	1 unit per 10 acres	10 gross acres	100 acres	None specified	35 feet	This district provides sites for commercial agricultural operations, agriculture support services, rural residential uses and similar and compatible uses. Open space and recreation uses may occur on non-farmed lands within this district.
	AG-160	1 unit per 160 acres	160 gross acres		None specified	35 feet	
	AG-80	1 unit per 80 acres	80 gross acres		None specified	35 feet	
	AG-40	1 unit per 40 acres	40 gross acres		None specified	35 feet	
	AG-20	1 unit per 20 acres	20 gross acres		None specified	35 feet	
3	Rural Living (RL)	1 unit per 2 1/2 acres	2.5 gross acres	30 acres	20%	35 feet	This district provides sites for rural residential uses, incidental agricultural uses, and similar and compatible uses.
	RL-40	1 unit per 40 acres	40 gross acres			35 feet	
	RL-20	1 unit per 20 acres	20 gross acres			35 feet	
	RL-10	1 unit per 10 acres	10 gross acres			35 feet	
	RL-5	1 unit per 5 acres	5 gross acres			35 feet	
4	Single Residential (RS)	1 unit per .25 acre	7,200 sq. feet	10 acres	40%	35 feet	This district provides sites for single-family residential uses and similar and compatible uses.
	RS-1	1 unit per 1 acre	1 acre			35 feet	
	RS-20M	1 unit per 20,000 sf	20,000 sf			35 feet	
	RS-14M	1 unit per 14,000 sf	14,000 sf			35 feet	
	RS-10M	1 unit per 10,000 sf	10,000 sf			35 feet	
5	Multiple Residential (RM)	1 unit per .05 acre	10,000 sf	10 acres	60%	35 feet	This district provides sites for multiple residential uses, mixed residential uses, and similar and compatible non-residential uses and activities.
6	Neighborhood Commercial (CN)	FAR = Valley .3:1 Mountain .25:1 Desert .25:1	1 acre	1 acre	40%	35 feet	This district provides sites for retail trade and personal services, repair services, professional services, recreation and entertainment services, and similar and compatible uses.
7	Office Commercial (CO)	FAR = Valley .75:1 Mountain .5:1 Desert .5:1	5 acres	5 acres	60%	60 feet	This district provides sites for professional services, and similar and compatible uses.

For information, please contact your exclusive listing agent

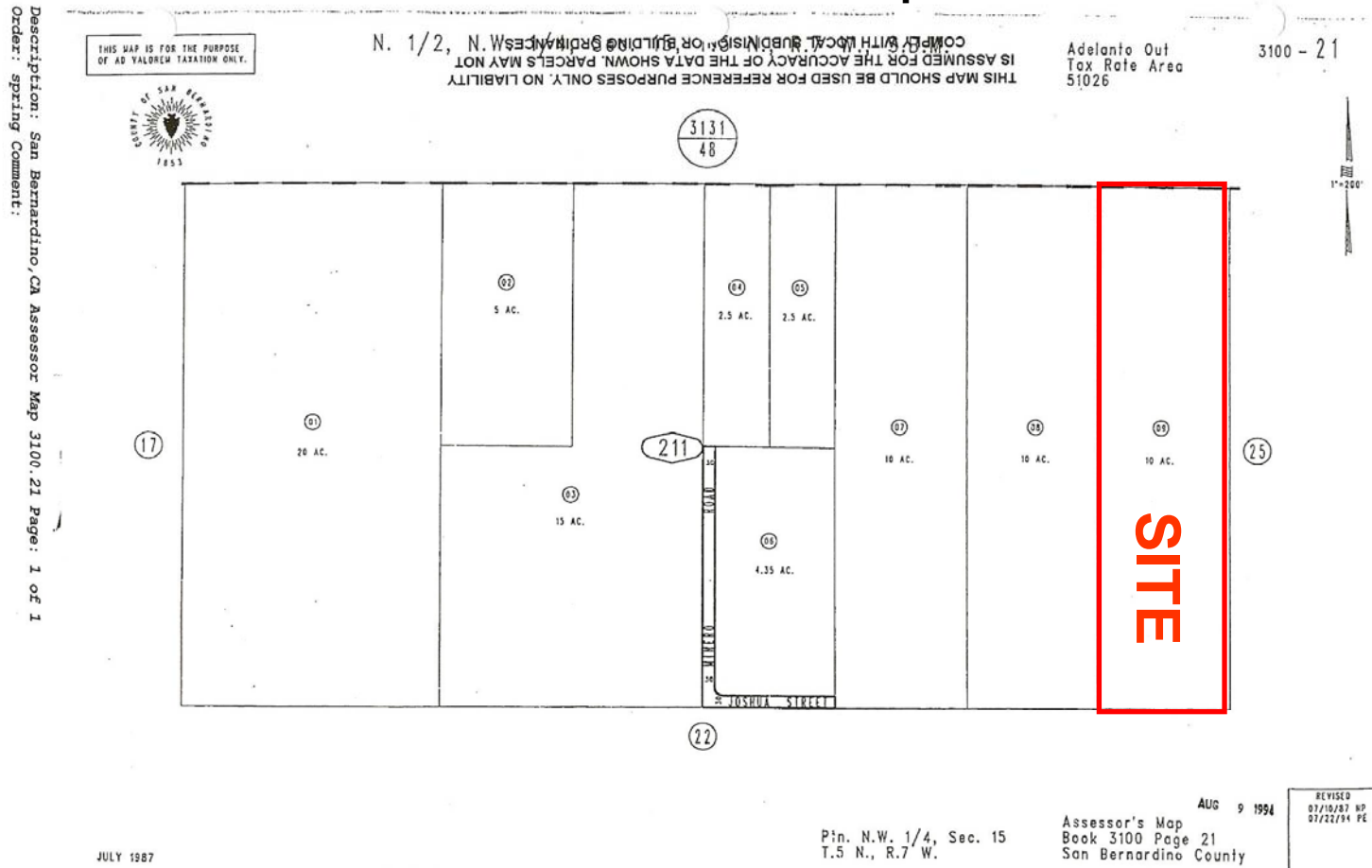
**Scott Lisk**  
Senior Vice President  
951-346-0805  
slik@naicapital.com

2280 Market Street, Suite 150  
Riverside, California 92501  
tel 951 346 0800  
fax 951 346 0801

# ± 10 Acres in San Bernardino County, CA

Residential Zone

## Assessor's Parcel Map



Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agent

**Scott Lisk**  
Senior Vice President  
951-346-0805  
slisk@naicapital.com

2280 Market Street, Suite 150  
Riverside, California 92501  
tel 951 346 0800  
fax 951 346 0801