

± 37.35 Acres For Sale

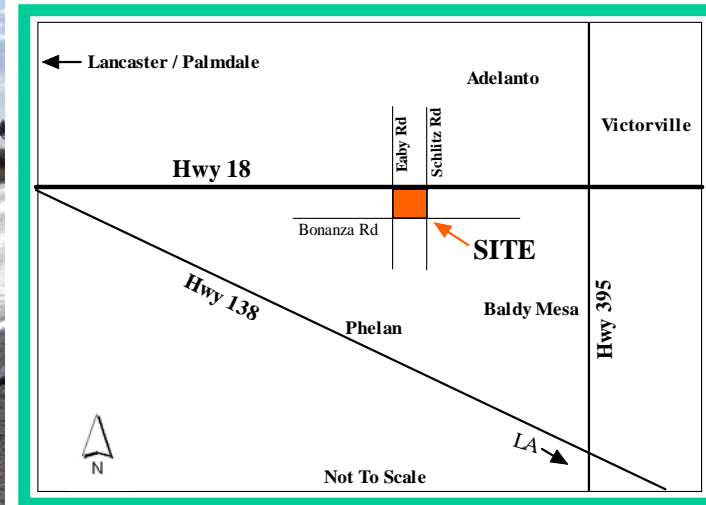
HWY 18 "PALMDALE ROAD" FRONTAGE

ZONE "Allows COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL Uses"



**PARCEL FEATURES**

- Highway 18 "Palmdale Road" Frontage
- Zoned PH/SD-COM Special Development
- Flat—Ready to Build
- Most Utilities Available
- Assessors Parcel Number: 3101-561-02
- San Bernardino Thomas Guide Page 4383, E2
- **Offering Price: \$1,400,000**



San Bernardino County, CA

Southwest Corner of Highway 18 "Palmdale Rd" @ Schlitz Rd

For information, please contact your exclusive listing agent

**NAI Capital**

Commercial Real Estate Services, Worldwide.

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**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

# ±37.35 Acres ■ Highway 18 "Palmdale Road" Frontage

San Bernardino County, California

Southern California Freeway Maps



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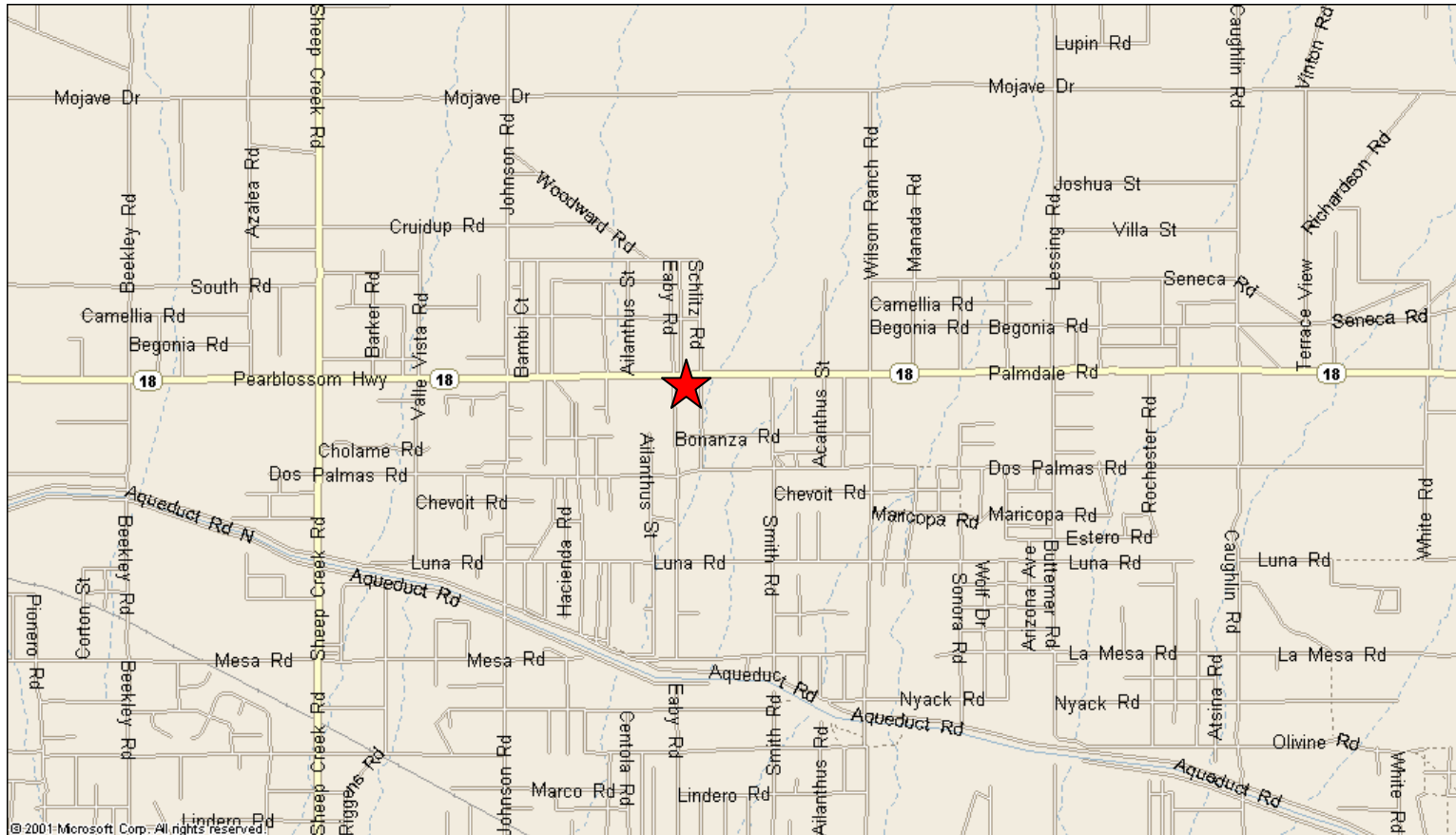
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## Vicinity Map



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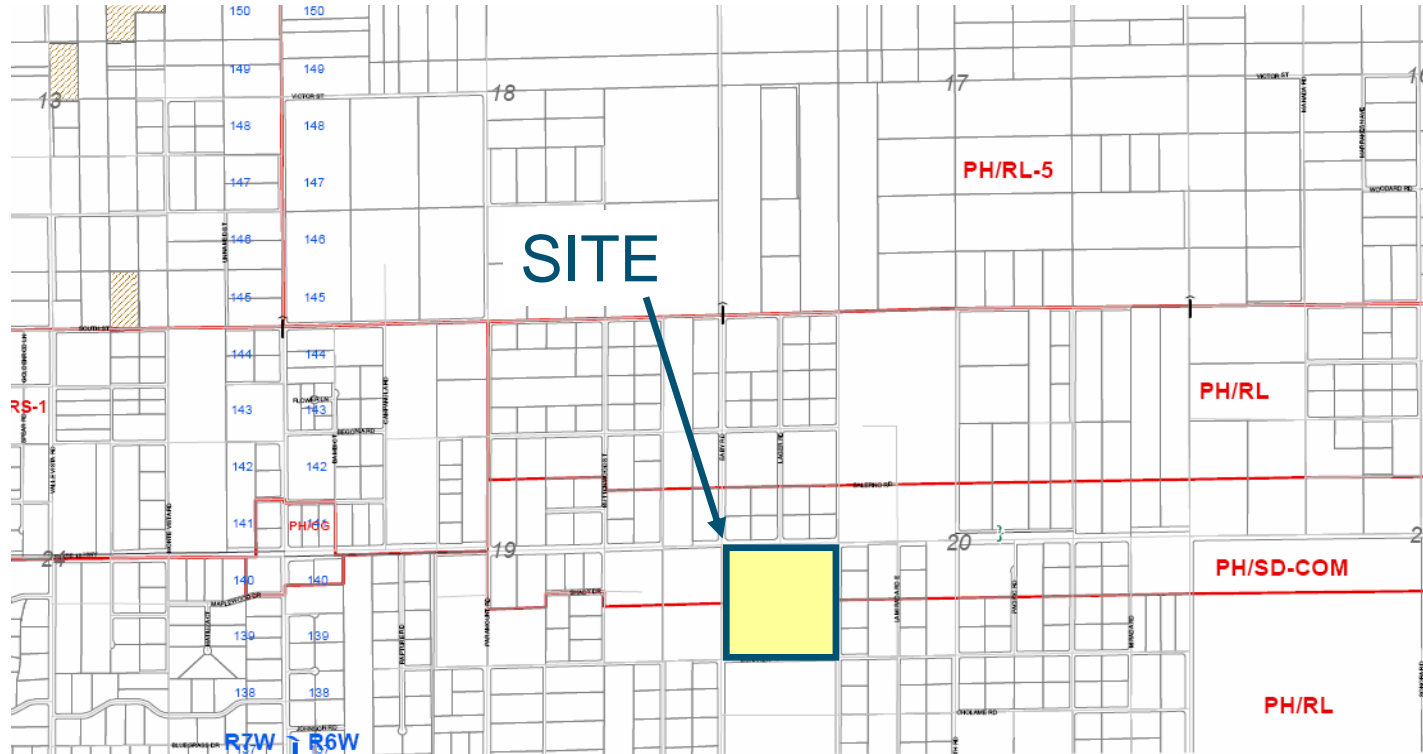
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San Bernardino County, California

## San Bernardino General Land Use Plan



Land Use Zoning Districts



- |                              |                           |                            |
|------------------------------|---------------------------|----------------------------|
| AG – Agriculture             | CS – Service Commercial   | RC – Resource Conservation |
| CG – General Commercial      | FW – Floodway             | RL – Rural Living          |
| CH – Highway Commercial      | IC – Community Industrial | RM – Multiple Residential  |
| CN – Neighborhood Commercial | IN – Institutional        | RS – Single Residential    |
| CO – Office Commercial       | IR – Regional Industrial  | SD – Special Development   |
| CR – Rural Commercial        | OS – Open Space           | SP – Specific Plan         |

County designated Land Use Zoning Districts do not apply to Federal or State owned property.



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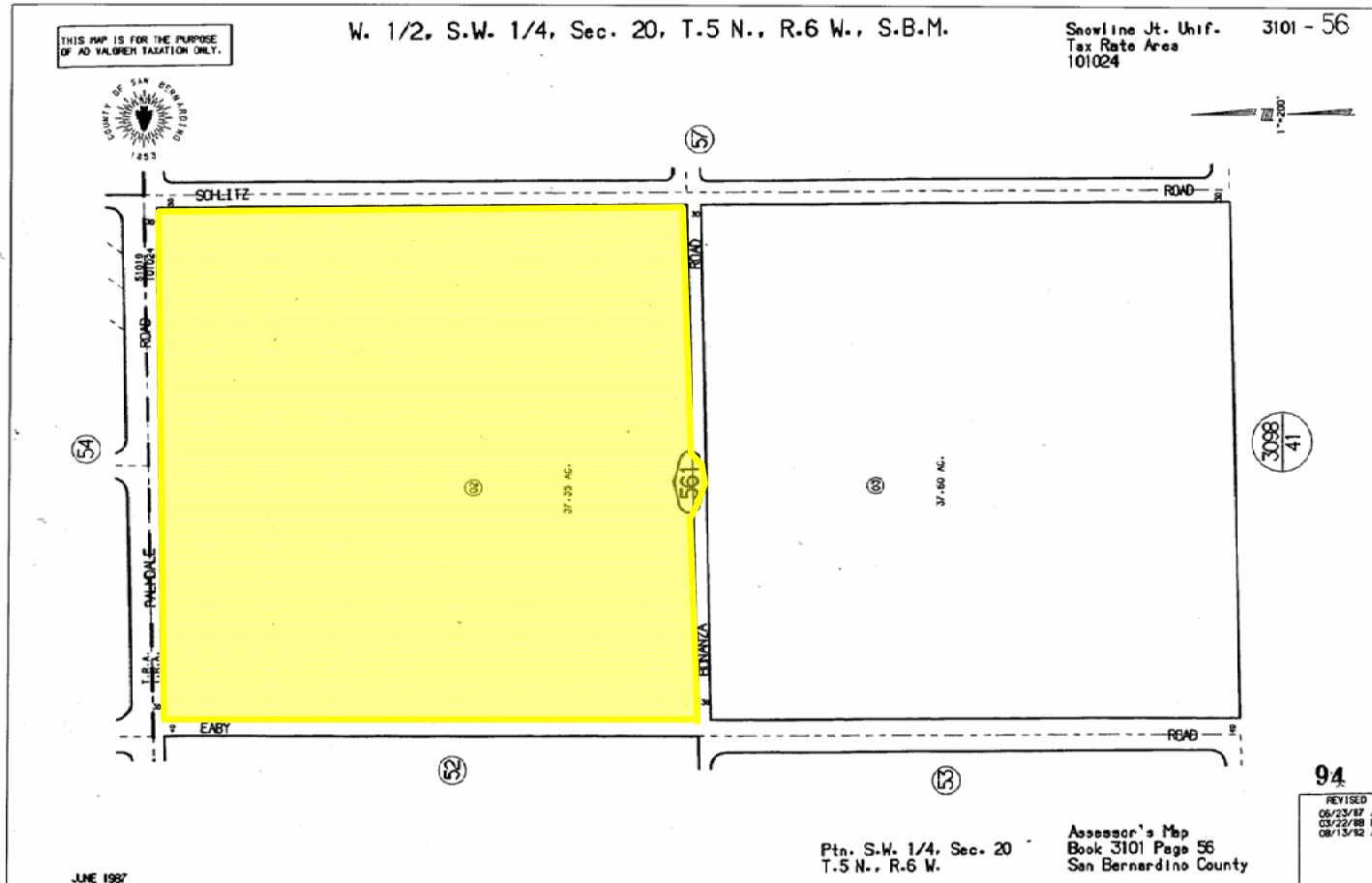
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## Assessor's Parcel Map



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## County of San Bernardino 2007 General Plan

### P. SPECIAL DEVELOPMENT (SD) LAND USE ZONING DISTRICT

#### 1. PURPOSE

- To allow a combination of residential, commercial, and/or manufacturing activities that maximizes the utilization of natural as well as man-made resources.
- To identify areas suitable for large-scale planned developments and to allow cluster-type development to provide more open space.
- To allow joint planning efforts, such as Specific Plans, Area Plans, etc., among adjacent land owners and jurisdictions.

	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
15	Special Development (SD)	FAR = Valley .5:1 Mountain .3:1 Desert .3:1	40 acres	40 acres	70%	50 feet	This district provides sites for a combination of residential, commercial, industrial, agricultural, open space and recreation uses, and similar and compatible uses.



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