

Only 2
Lots Left!!!!

FOR SALE

±8.14 Acres of Land

Poplar St. & Hwy. 395
HESPERIA, CALIFORNIA 92344

Main St.

High Desert
Gateway
Shopping
Center

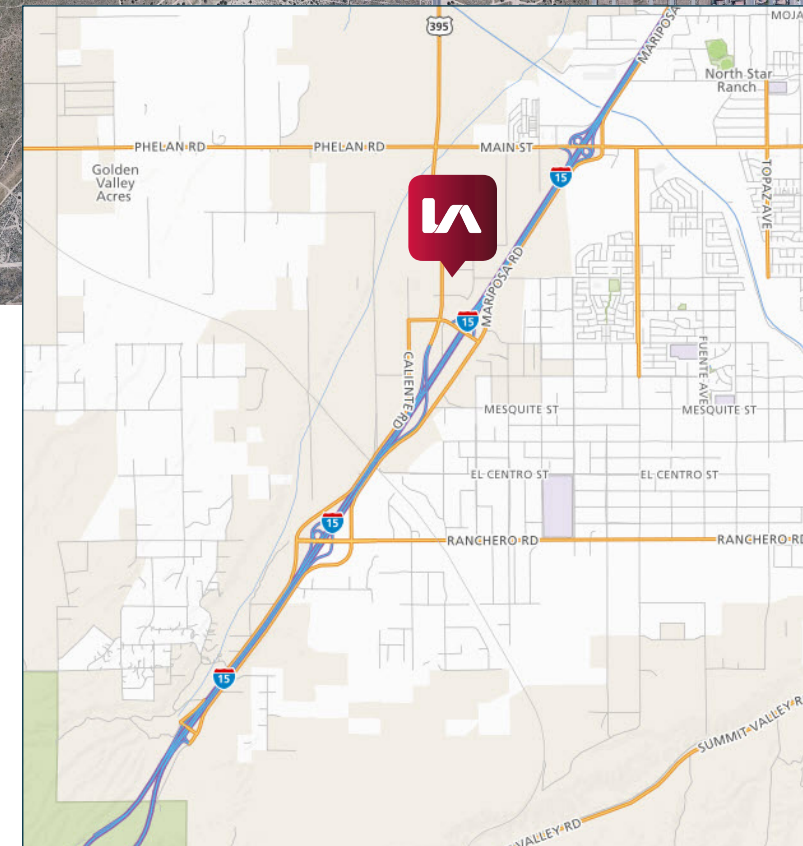


Site One:
±3.87 Acres
APN: 3064-591-01

Poplar St.

Site Two:
±4.27 Acres
APN: 3064-591-03

Just Sold
\$700K
(No 395 Frontage)



SITE FEATURES

- Only 2 Lots Left!!!!
- Improved Industrial Parcels
- APNs: 3064-591-01(±3.87 Acres) and 3064-591-03 (±4.27 Acres)
- Located in the heart of Hesperia in the "Golden Triangle"
- Site is Strategically Located on Hard Corner of Poplar St., and Hwy. 395
- ±1,000 Feet of Freeway Frontage on Hwy. 395
- All Utilities to Site and Partially Graded
- Ready for Development - High Desert is in High Demand for Small Industrial Product
- Daily Traffic Counts: US Hwy 395 - ±23,000 cars per day / Polar St - ±6,000 cars per day

PRICING

- Asking: \$999,000 for ±3.87 Acres (Site One)
- Asking: \$850,000 for ±4.27 Acres (Site Two)

FOR MORE INFORMATION PLEASE CONTACT: **Mike Harrison, Senior Vice President**

D • 909.373.2944

E • mharrison@lee-assoc.com

DRE #01433329



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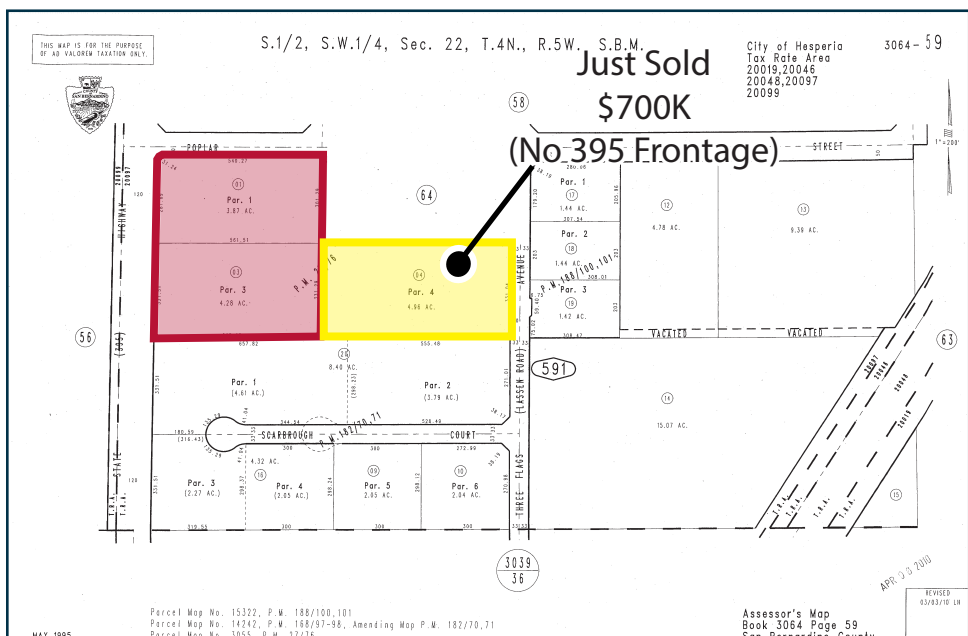
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