

Prime Ready to Develop Land For Sale

±2.67 Acres Amargosa Rd, Victorville, CA



Asking Price: \$755,982

Property Features

- APN: 0405-072-16
- Acreage: ±2.67 Acres
- Zoning: C-2
- Located south of ±98.86 acres owned by St. Mary Medical Center
- Frontage along Interstate 15 with high visibility
- Positioned at the hard corner of Smoke Tree St and Amargosa Road
- The C-2 zoning allows for a variety of uses including retail, service, and office uses.
- Strategically located between Bear Valley Rd., and Main St.
- Located south of Victorville's restaurant row
- Buyer to investigate and verify all aspects of the property to Buyer's satisfaction.

LIC # 01057618

The
BRADCO
Companies
a commercial real estate company

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BUYER TO PURCHASE SUBJECT PROPERTIES IN THEIR "AS IS" AND "WITH ALL FAULTS" CONDITIONS, WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, BY SELLERS, AND SUBJECT TO REVIEW AND INVESTIGATION BY BUYER. 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 PRINCIPAL, 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. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY ANY MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE BRADCO COMPANIES CA DRE LIC # 01057618

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LGI HomesCalifornia LLC
±169.87 Acres
Purchased 1/10/2022
Sales Price: \$13,750,000
Price Per Acre \$80,944.25

Falcon T Investments LLC
±63.88 Acres
Purchased 3/16/2022
Sales Price: \$3,456,000
Price Per Acre \$54,101.44




amazon

Sam's CLUB

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N.1/2 Sec.14, T.4N.,R.5W., S.B.B.&M.

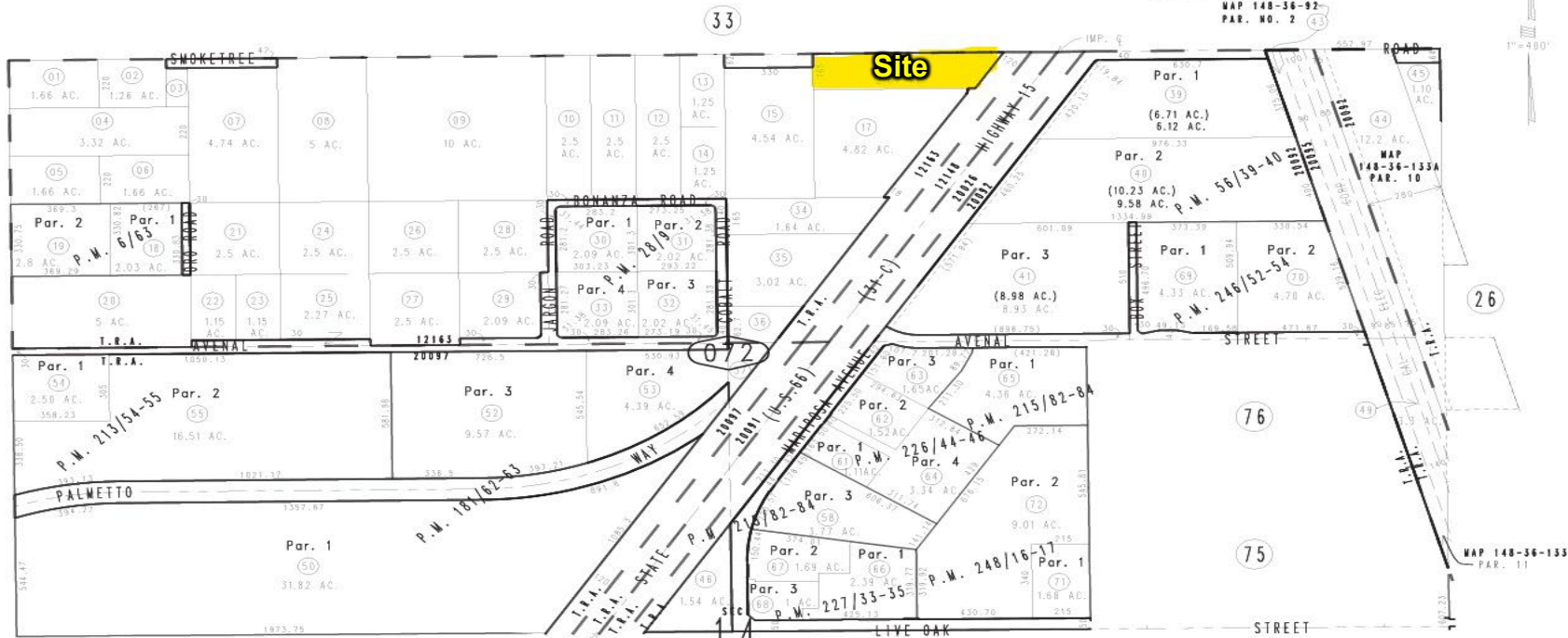
City of Hesperia
City of Victorville
Tax Rate Area
12148,12163,20026
20091,20092,20095
20097

0405-07

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.



MAP 148-36-92
PAR. NO. 2



3064
45

3064
46

- Parcel Map No. 19710, P.M. 246/52-54
- Parcel Map No. 18668, P.M. 227/33-35
- Parcel Map No. 18440, P.M. 226/44-46
- Pin. Parcel Map No. 17742, P.M. 215/82-84
- Parcel Map No. 17599, P.M. 213/54-55
- Parcel Map No. 14386, P.M. 181/62-63
- Parcel Map No. 5683, P.M. 56/39-40

Assessor's Map

REVISED
03/02/23 KA

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Victorville, CA, is a growing city in the High Desert region of San Bernardino County. It is strategically located along **Interstate 15 (I-15)**, a major highway connecting Southern California to Las Vegas and beyond. Here’s why buying **residential land near I-15** in Victorville could be a smart investment:

Growing Population & Economic Development

- Victorville is experiencing **steady population growth**, attracting families, professionals, and retirees seeking affordable housing compared to cities like Los Angeles and San Diego.
- The **local economy is expanding**, with increased commercial and industrial developments, including the Southern California Logistics Airport (SCLA), warehouses, and distribution centers.

Affordability & Investment Potential

- **Lower land prices** compared to the Inland Empire and Los Angeles area make it an attractive option for investment.
- Future **property appreciation** is likely as more businesses and infrastructure projects come to the region.

Strong Connectivity & Transportation

- Interstate 15 provides quick access to major cities like Las Vegas (2.5 hours north) and Los Angeles (1.5 hours south).
- The Brightline West High-Speed Rail project (planned to connect Victorville to Las Vegas) will increase travel convenience and boost property demand.

Demographics

2024 Population	140,160
2029 Projected Population	142,468
Growth 2010-2024	20.92%
Growth 2024-2029	0.33%
2024 Estimated Households	38,564
2029 Projected Households	39,661
Growth 2010-2024	18.41%
Growth 2024-2029	0.64%
2024 Est. Avg. Household Size	3.51
2024 Est. Avg. Household Income	\$90,911

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