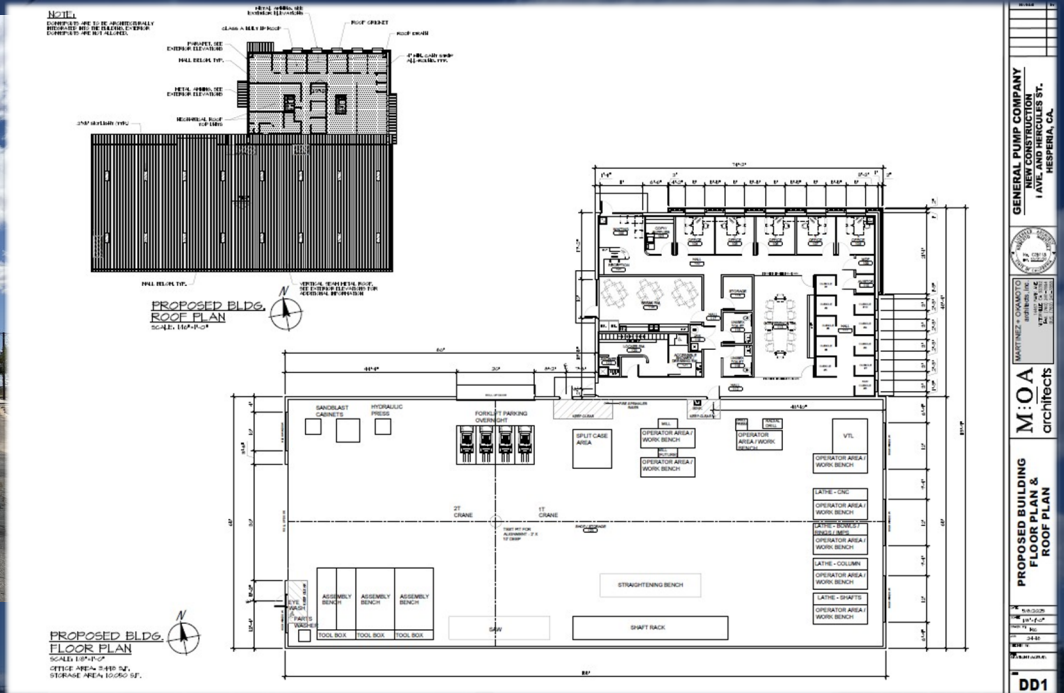




CIBP Zoned - Approved Entitlement Land For Sale



±5ac SWC of I Ave & Hercules St
\$610,000



GENERAL PUMP COMPANY
1 AVI, AND HERCULES ST.
HESPERIA, CA

MARTINE & COMPANY
ARCHITECTS
1111 W. 11TH ST.
HESPERIA, CA 92543
TEL: 760.662.0458
WWW.MARTINEANDCOMPANY.COM

PROPOSED BUILDING FLOOR PLAN & ROOF PLAN

DD1

Site Overview

±5ac Zoned Commercial Industrial Business Park (CIBP) - Approved Entitlement, SPR24-00018, valid through Sep 9, 2028, allowing for the construction of a ±13,000sqft building as per the approved site plan and building elevations. Dynamic corner location on well-traveled I Avenue at the intersection of Hercules Street. The City of Hesperia is in the midst of a huge growth cycle - thousands of new homes coming out of ground just three-miles south at Silverwood and millions of square feet of industrial being constructed at I-15 & Hwy 395 six-miles to the west. Save yourself a couple years and take advantage of the head start on development this site has to offer!



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AERIAL



SITE

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PARK**

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SCHOOL**

