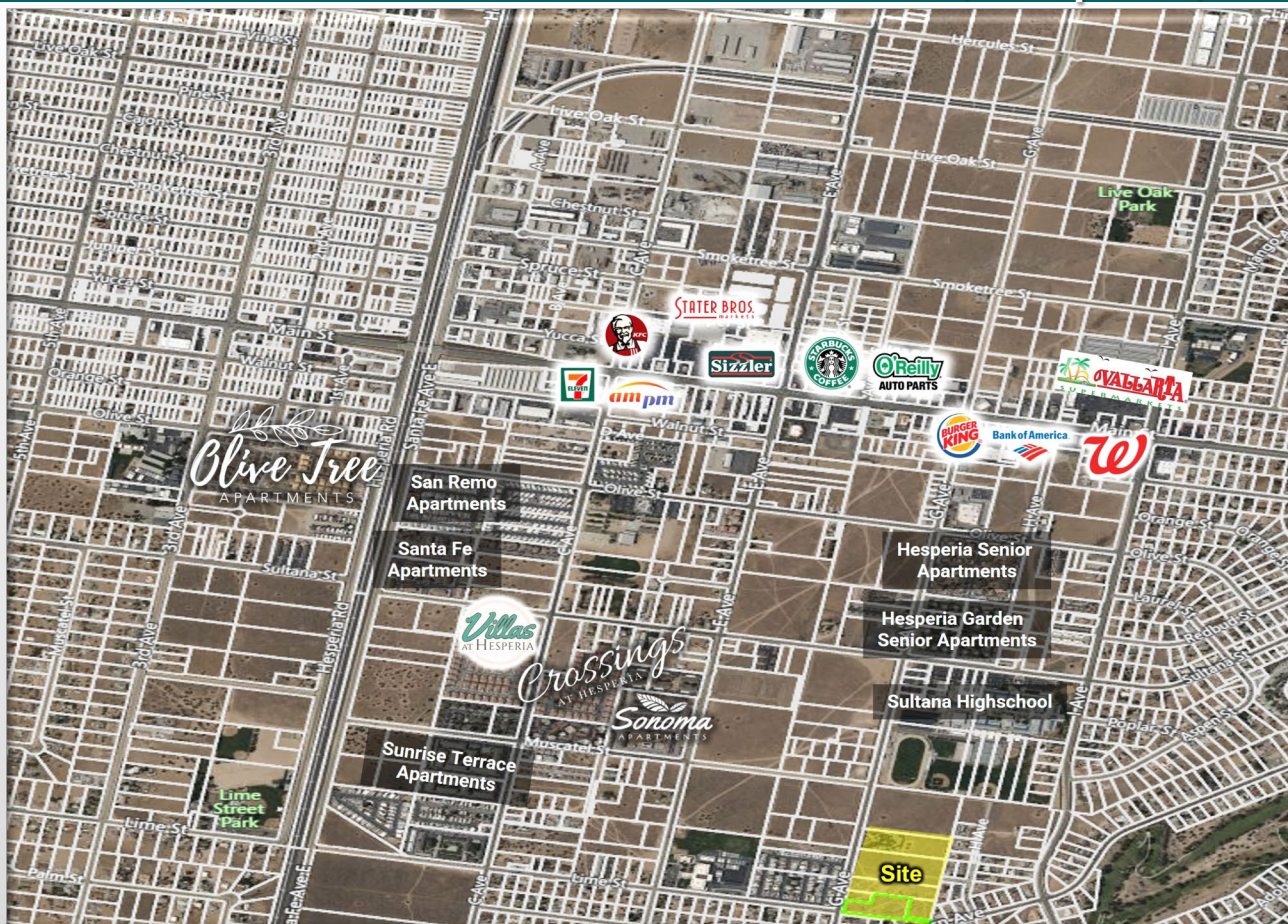


Multi-Family Residential Vacant Land Available For Sale

±12.04 Acres G Ave., Hesperia, CA 92345

Property Features

- APN: 0410-232-17 (±5.28 acres)
- APN: 0410-232-22 (±1 acre)
- APN: 0410-232-24 (±0.51 acres)
- APN: 0410-232-26 (±2.49 acres)
- APN: 0410-232-28 (±2.76 acres)
- Zoning: Low Density Residential
- This zoning designation allows for 2-8 units per acre
- Located just south of Main St., a major east-west corridor to I-15
- The subject property is also located near shopping centers, grocery stores, restaurants, schools and other local amenities
- There is a growing demand for local housing fueled by population growth and lack of existing inventory
- The property offers access from G Ave
- Exceptional opportunity for an investor or builder



Asking Price: 524,462

LIC # 01057618

The **BRADCO** Companies
a commercial real estate company

Joseph W. Brady CCIM, SIOR
PH. 760.951.5111 Ext 101 FAX. 760.951.5113
jbrady@thebradcocompanies.com

DRE LIC #00773589

P.O. Box 2710
Victorville, CA 92393

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Multi-Family Residential Vacant Land Available For Sale

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Demographics – Radius of Property

0 - 2 mile 2 - 5 mile 5 - 10 mile

Census 2020 Summary

Population	28,136	99,343	218,643
Households	8,643	30,382	65,079
Average Household Size	3.25	3.26	3.34

2023 Summary

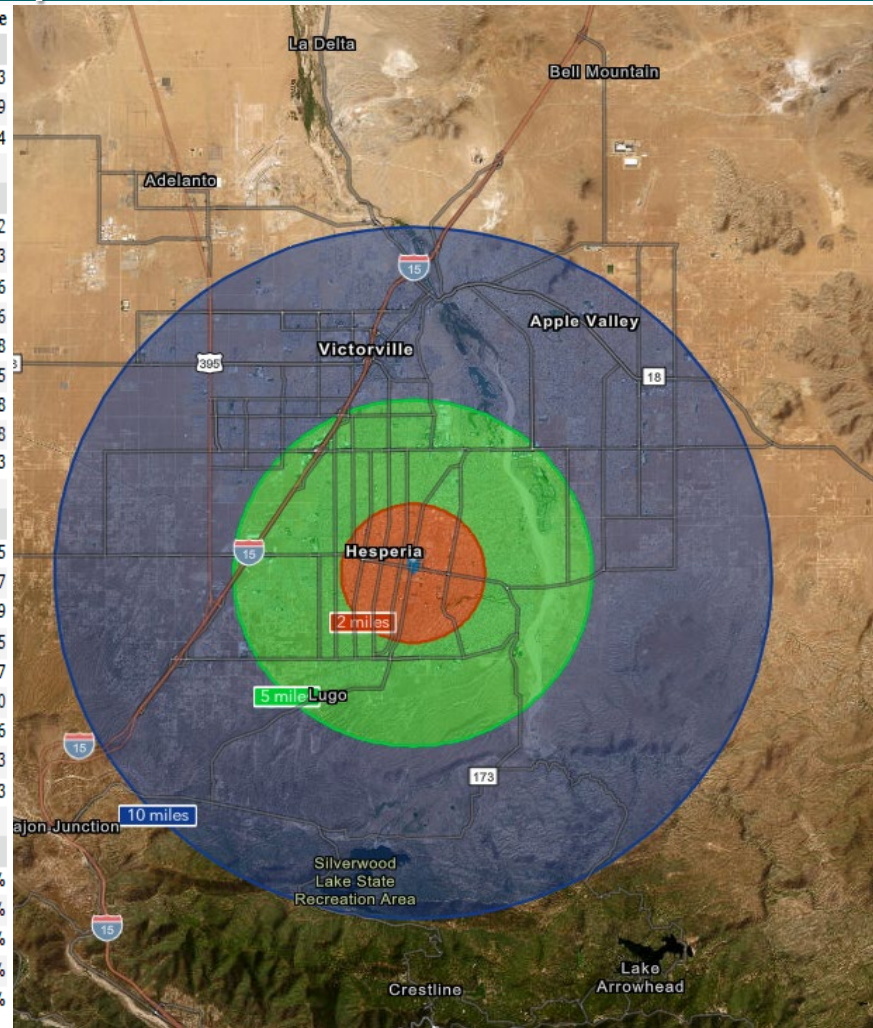
Population	28,047	100,303	223,342
Households	8,646	30,653	66,183
Families	6,506	23,548	52,396
Average Household Size	3.24	3.26	3.36
Owner Occupied Housing Units	4,371	21,021	41,688
Renter Occupied Housing Units	4,275	9,632	24,495
Median Age	30.9	33.8	32.8
Median Household Income	\$53,536	\$71,843	\$70,248
Average Household Income	\$73,062	\$88,703	\$95,383

2028 Summary

Population	28,435	101,260	226,725
Households	8,800	31,049	67,377
Families	6,629	23,862	53,389
Average Household Size	3.22	3.25	3.35
Owner Occupied Housing Units	4,458	21,592	43,177
Renter Occupied Housing Units	4,342	9,457	24,200
Median Age	31.8	34.5	33.6
Median Household Income	\$59,869	\$81,328	\$81,123
Average Household Income	\$84,183	\$102,066	\$110,793

Trends: 2023-2028 Annual Rate

Population	0.28%	0.19%	0.30%
Households	0.35%	0.26%	0.36%
Families	0.38%	0.27%	0.38%
Owner Households	0.39%	0.54%	0.70%
Median Household Income	2.26%	2.51%	2.92%



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