

# Exceptional Land Development Opportunity Available For Sale

## 15243 11th St., Victorville, CA 92395



Asking Price: \$435,600

### Property Features

- APN: 0480-011-23
- Acreage: ±5.13 Acres
- Zoning: The subject property is currently zoned MU-2 (High Density Mixed Use) and provides an array of development options. This new zone was recently adopted by the City Council at the beginning of 2024 and allows a mixture of commercial/residential uses or a stand-alone commercial or a stand-alone residential development. Depending on the type of development proposed, the project then utilizes the MU-2, C-2, or R-4 zoning allowances. The site is also located within a “Health & Wellness Overlay” district, which allows additional land uses in addition to C-2 and R-4 as outlined in the [City’s Land Use Table](#).
- Located directly across the street from Victor Valley Global Medical Center
- Currently used an MRI center which is not included in the sale and will be removed.
- Cement slab and sidewalk
- Portion of the property is paved for parking
- Partially fenced
- Easy access to I-15

LIC # 01057618

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

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