

## Vacant Land for Sale





# PRIME LOCATION

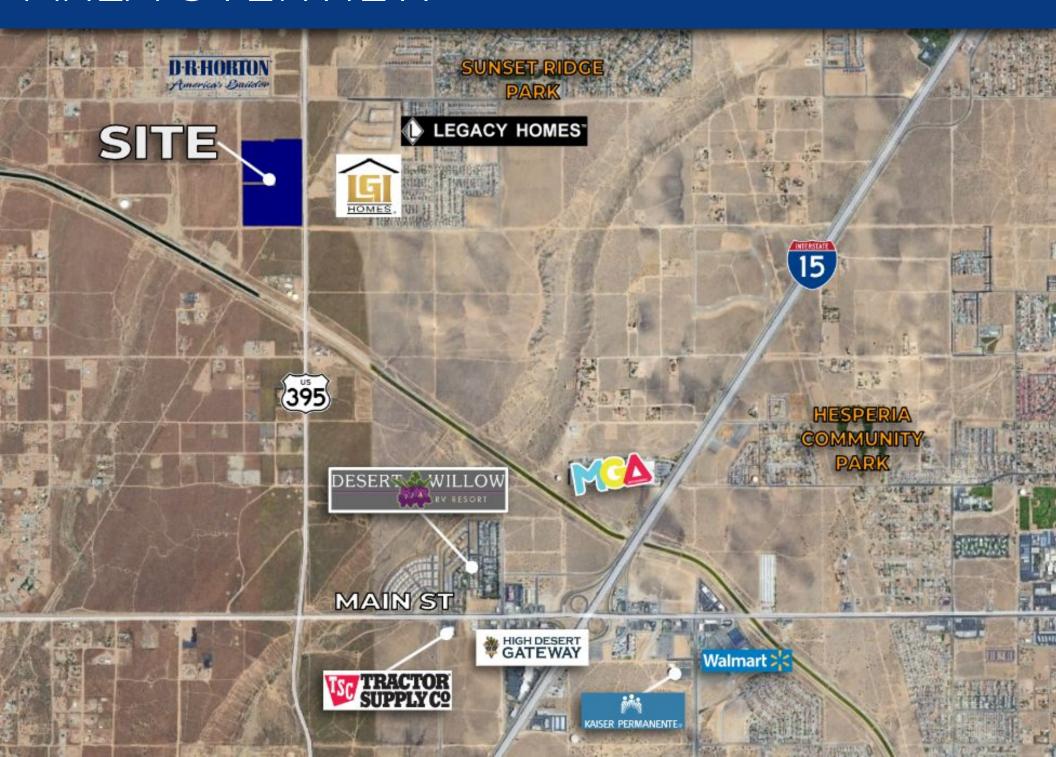
The surrounding area is bustling with activity, witnessing significant residential growth with renowned developers completing and continuing developments nearby. This includes a proposed 298 lot single family subdivision contiguous with the site's western boundary.

Furthermore, the southern horizon promises an exciting future with approximately 10 million square feet of industrial space in various planning stages. Given the City of Victorville's recent shift in stance towards commercial zoned properties, this site may offer an advantageous position for potential development as multi-family residences, townhomes, and/or small-lot residential units. Prospective buyers are encouraged to verify this information.

### Site Attributes

- APNs 3136-251-03, 04, 05, & 06
- Two zoning designations; northern portion zoned C-2, southern portion zoned R-1
- Approximately 1,770
  sf of frontage on
  CA-395 provides
  excellent visibility
  and easy
  accessibility
- Water line conveniently located in Caliente Rd. on western boundary
- Sewer line nearby in Eucalyptus St.
- Asking \$2,900,000.00

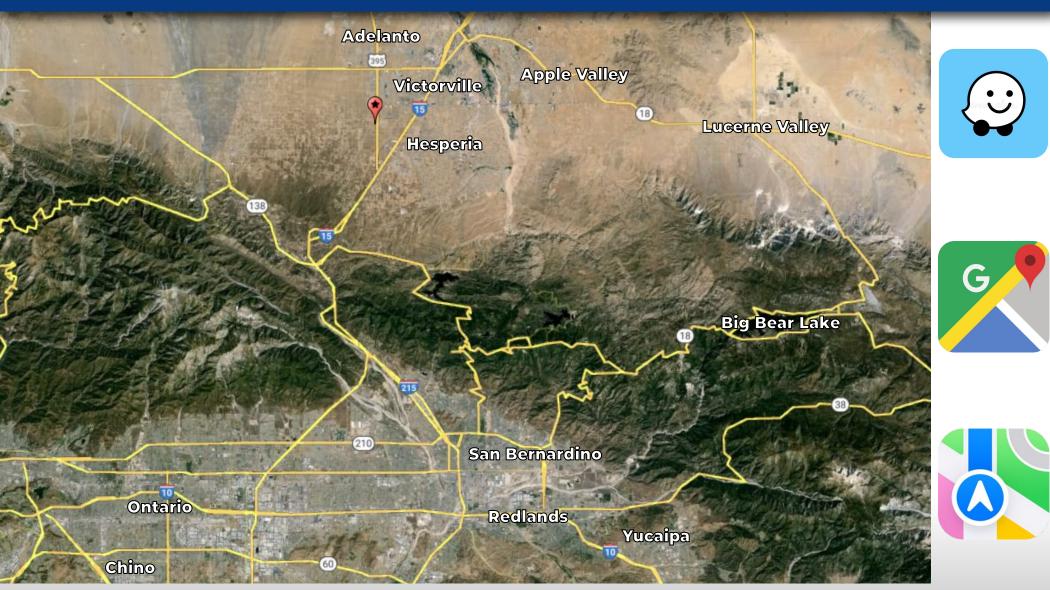
CONTACT US: 760.983.2383 www.KurschGroup.com



E.1/2, N.E.1/4, Sec. 9, T.4N., R.5W., S.B.M. City of Victorville Tax Rate Area 12211 3136 - 25 THIS WAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY. (33) 35 (78) ROAD \$ 12211 1.1. P.W. 111/1-2 POWER AND LIGHTS (26) 3071 (E) 87 Ptn. Par. 3.50 AC. (24)

## LOCATION

## CA-395 | Victorville, CA



#### For more information, please contact:

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