

MULTIFAMILY LAND FOR SALE

ENTITLED ±1.55 AC MEDIUM-DENSITY MULTIFAMILY SITE

±1.55 Acres Hesperia Rd and Hercules St, Hesperia, CA 92345



ECONOMIC DATA

SALE PRICE: \$350,000

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert

PROPERTY OVERVIEW

Positioned at the southwest corner of Hesperia Road & Hercules Street, this ±1.55-acre parcel presents a versatile development opportunity in the City of Hesperia. This is a fully entitled project with construction documents in place, offering approved plans for 14 townhome-style units—each approximately ±1,075 SF (2 bed / 2 bath) with in-unit laundry hookups and attached 2-car garages—providing a clear, near-term path to construction for a buyer seeking speed to market. The site's medium-density profile and corner exposure also support the exploration of alternative development concepts (subject to City review and approvals), making it a compelling option for builders seeking flexibility in design and use.

The property is located within a federally designated Opportunity Zone, offering potential tax advantages for qualified development and investment strategies. Buyers are encouraged to consult with a qualified professional to understand and leverage these benefits.

A cellular tower is located on the property and included in the sale; however, the seller will retain the cash flow from the existing lease. The current lease runs through August 2042, and any future leasing and negotiations shall be the buyer's responsibility to negotiate and collect. Buyer to independently verify all aspects of the property and cell tower lease prior to close of escrow.

Timing & Permits: Current building permits and entitlements are valid through January 2026.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



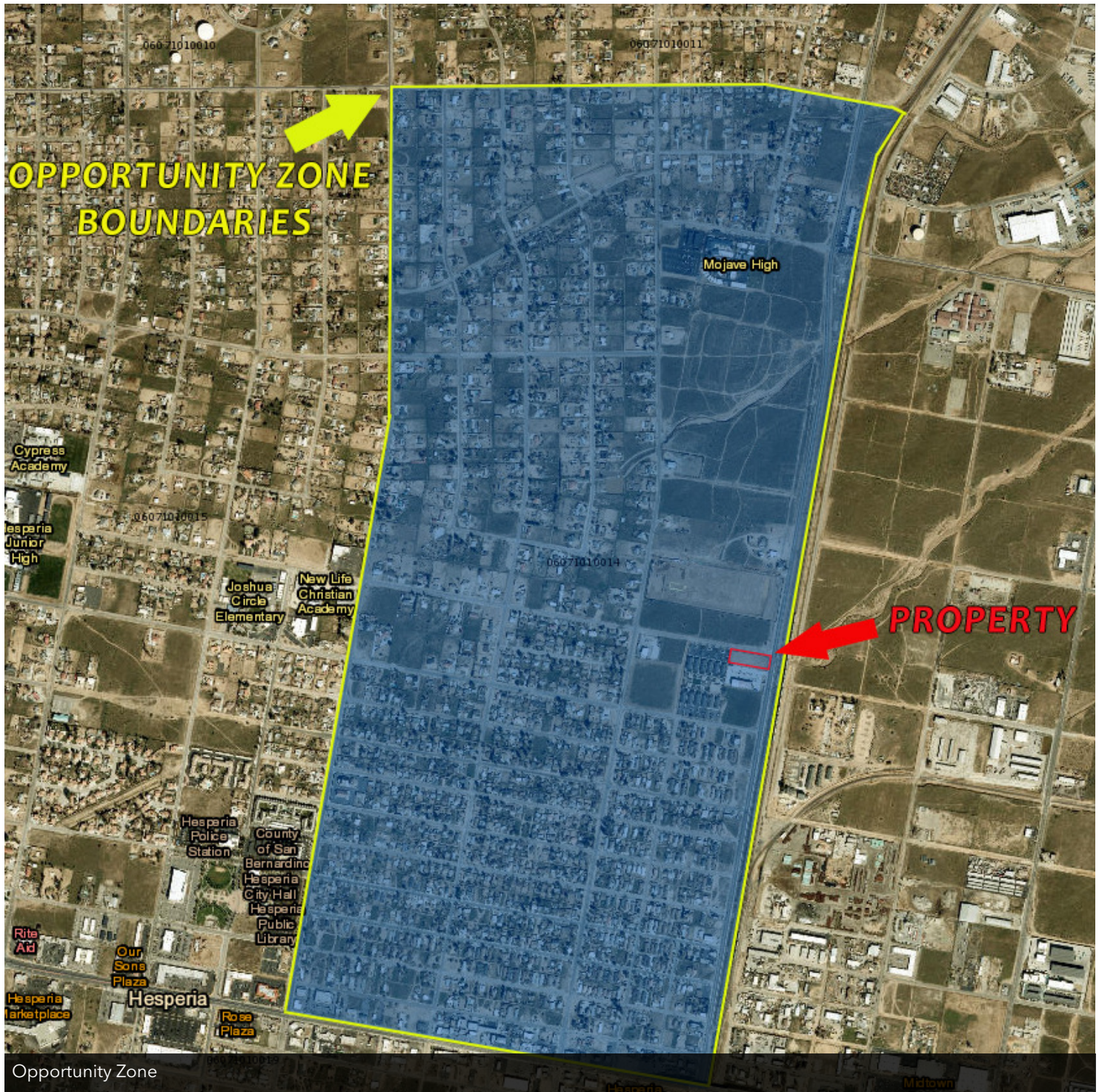
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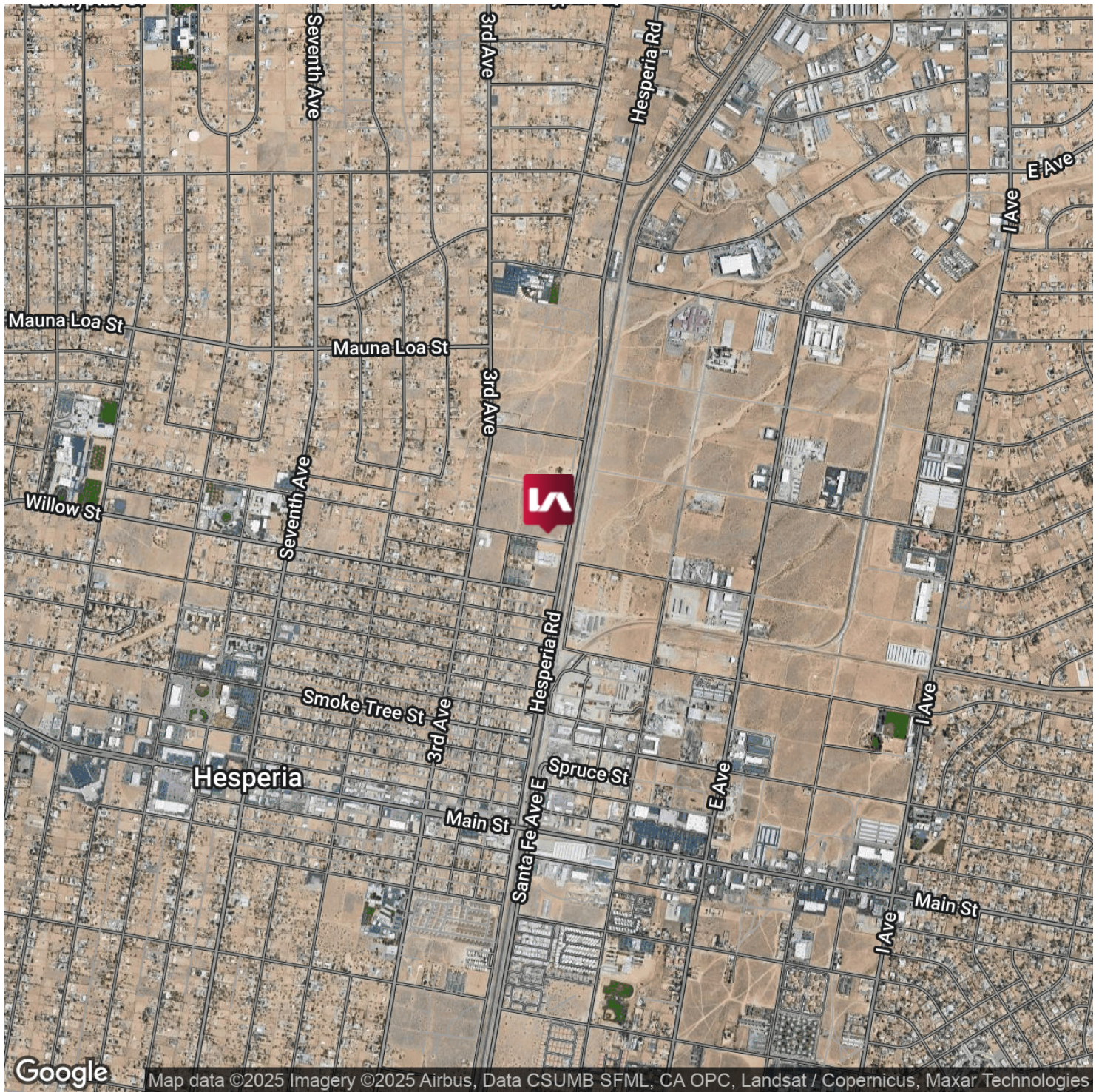
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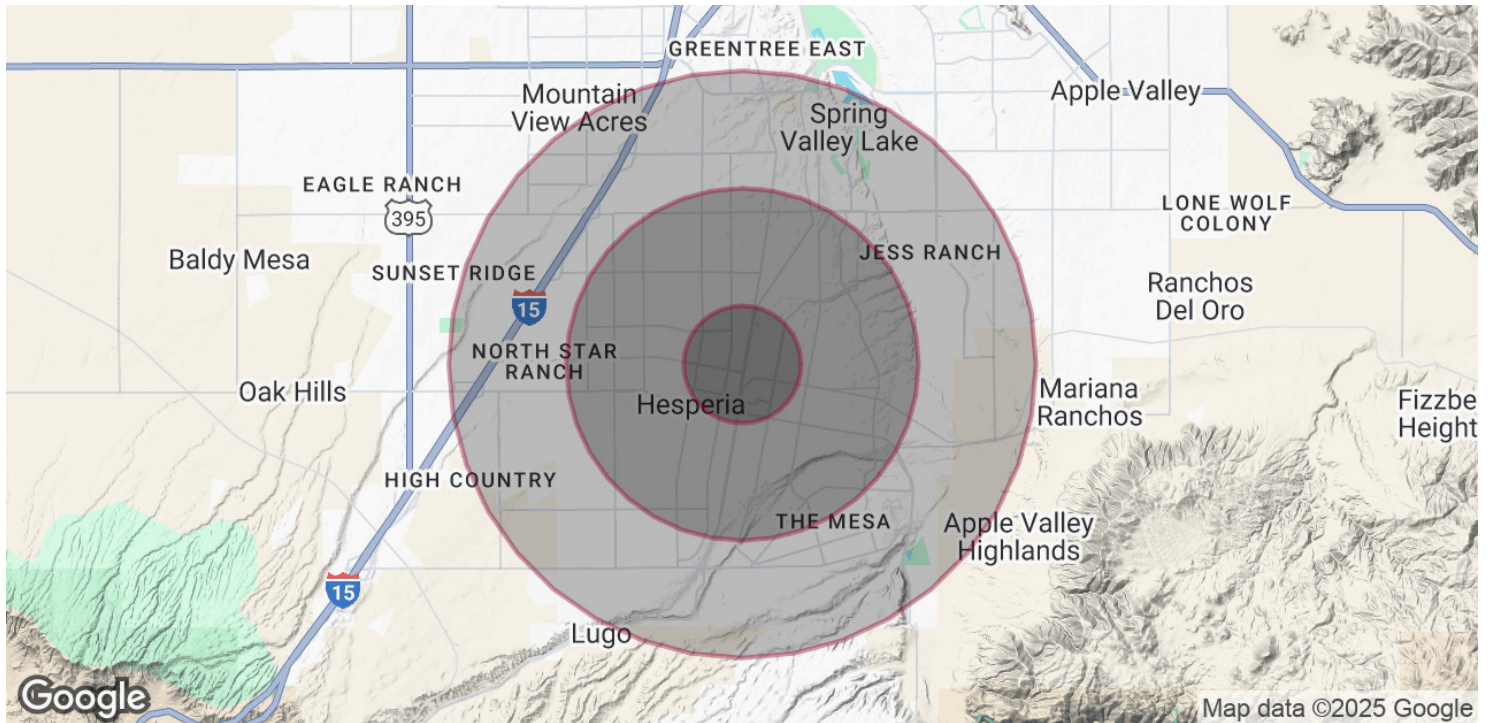
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,737	60,238	160,990
Average Age	34	36	38
Average Age (Male)	34	35	37
Average Age (Female)	35	37	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,663	17,877	49,897
# of Persons per HH	3.4	3.4	3.2
Average HH Income	\$63,604	\$79,780	\$87,586
Average House Value	\$346,684	\$403,936	\$428,447

Demographics data derived from AlphaMap

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