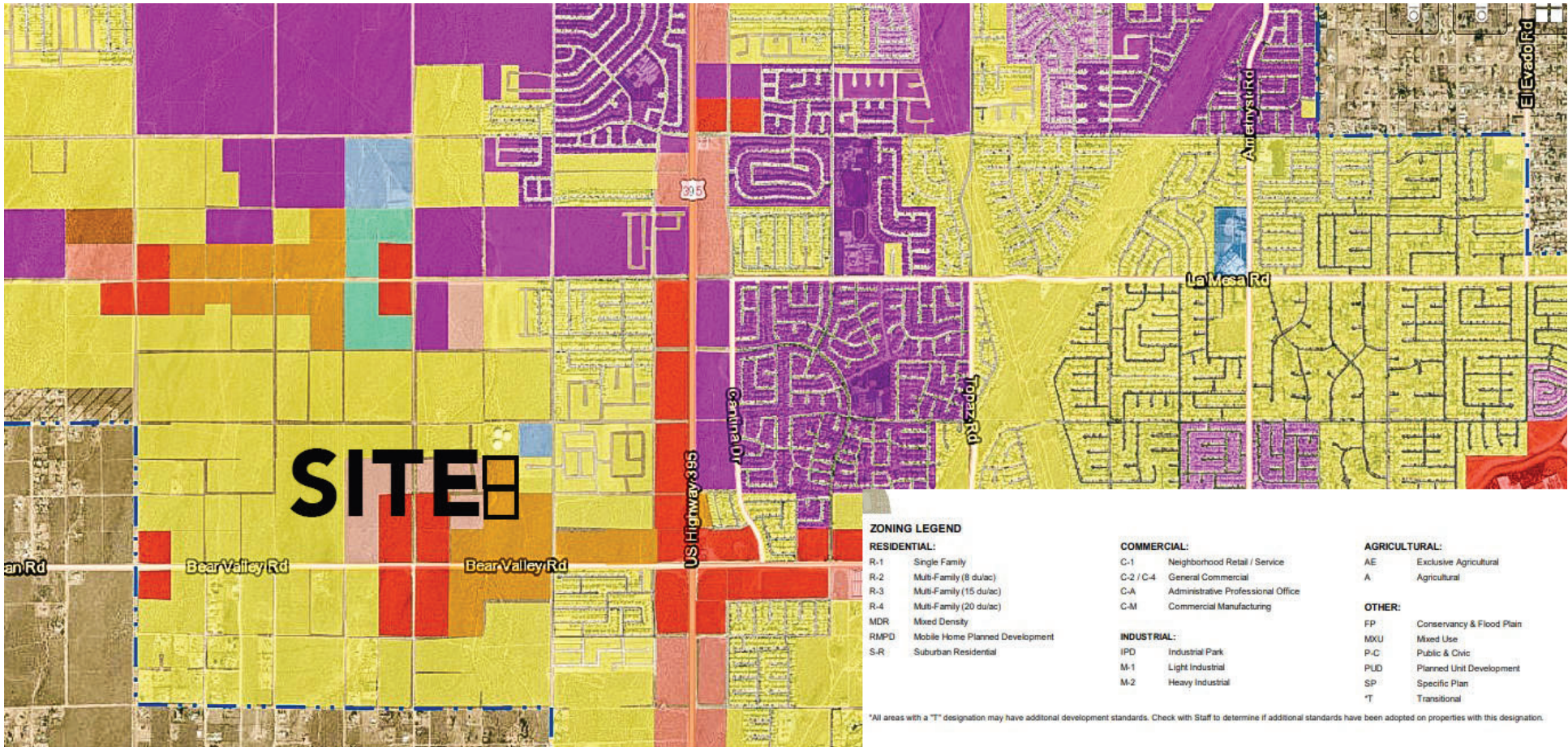


RESIDENTIAL VACANT LOT
±20 AC LINDERO RD, VICTORVILLE , CA



Two (2) parcels totaling ±20 acres – R3 Zoned Vacant Land. High density residential allowing for up to 15 units per gross acre. Suitable for garden apartments, townhouses, duplexes and similar dwellings, including condominium developments. Situated on the south side of Lindero Rd 660 feet west of Mesa View Dr and 660 feet north of Bear Valley Rd. New Richmond Homes Community, Sole at Summerfield is coming out of ground just 1,100 feet to the northeast. Excellent location perfectly poised in the path of residential growth. Situated in the Snowline Joint Unified School District. Commuter friendly location in close proximity to US Highway 395 for those traveling south and State Route 18 for those traveling west. The Crossroads at Hwy 395 provides convenient shopping and consumer services just 2 miles to the north. There is a housing crisis in Southern California – many believe Victorville is the Solution.

ZONING MAP



SCALE: 1:30,000
1 inch = 2,500 feet

- Victorville City Boundary
- Victorville Sphere of Influence
- Township (PLSS)
- Initiative Area
- Very Low Density Residential (2 du/ac)
- Low Density Residential (5 du/ac)
- Medium Density Residential (8 du/ac)
- High Density Residential (15-20 du/ac)
- Mixed Density Residential
- Office Professional
- Commercial
- Light Industrial
- Heavy Industrial
- Public Institutional
- Open Space
- Specific Plan
- Mixed Use

ADDRESS

Lindero Rd, Victorville

PROPERTY OVERVIEW

Commuter friendly location in close proximity to US Highway 395 for those traveling south and State Route 18 for those traveling west. The Crossroads at Hwy 395 provides convenient shopping and consumer services just 2 miles to the north.

LOCATION

Situated on the south side of Lindero Rd 660 feet west of Mesa View Dr and 660 feet north of Bear Valley Rd.

MUNICIPALITY

Victorville

County of San Bernardino

ZONING

R-3 – Medium Density Residential

ASSESSORS PARCEL NUMBER

3134-031-08, 3134-041-08

PARCEL SIZE

±20 Acres

TOPOGRAPHY

Flat

UTILITIES

All utilities less than 700ft to the east at the intersection of Mesa View Dr Rd & Hornet St

SITE ATTRIBUTES

- Suitable for garden apartments, townhouses, duplexes and similar dwellings, including condominium developments
- Excellent location perfectly poised in the path of residential growth.
- Situated on the south side of Lindero Rd 660 feet west of Mesa View Dr and 660 feet north of Bear Valley Rd.

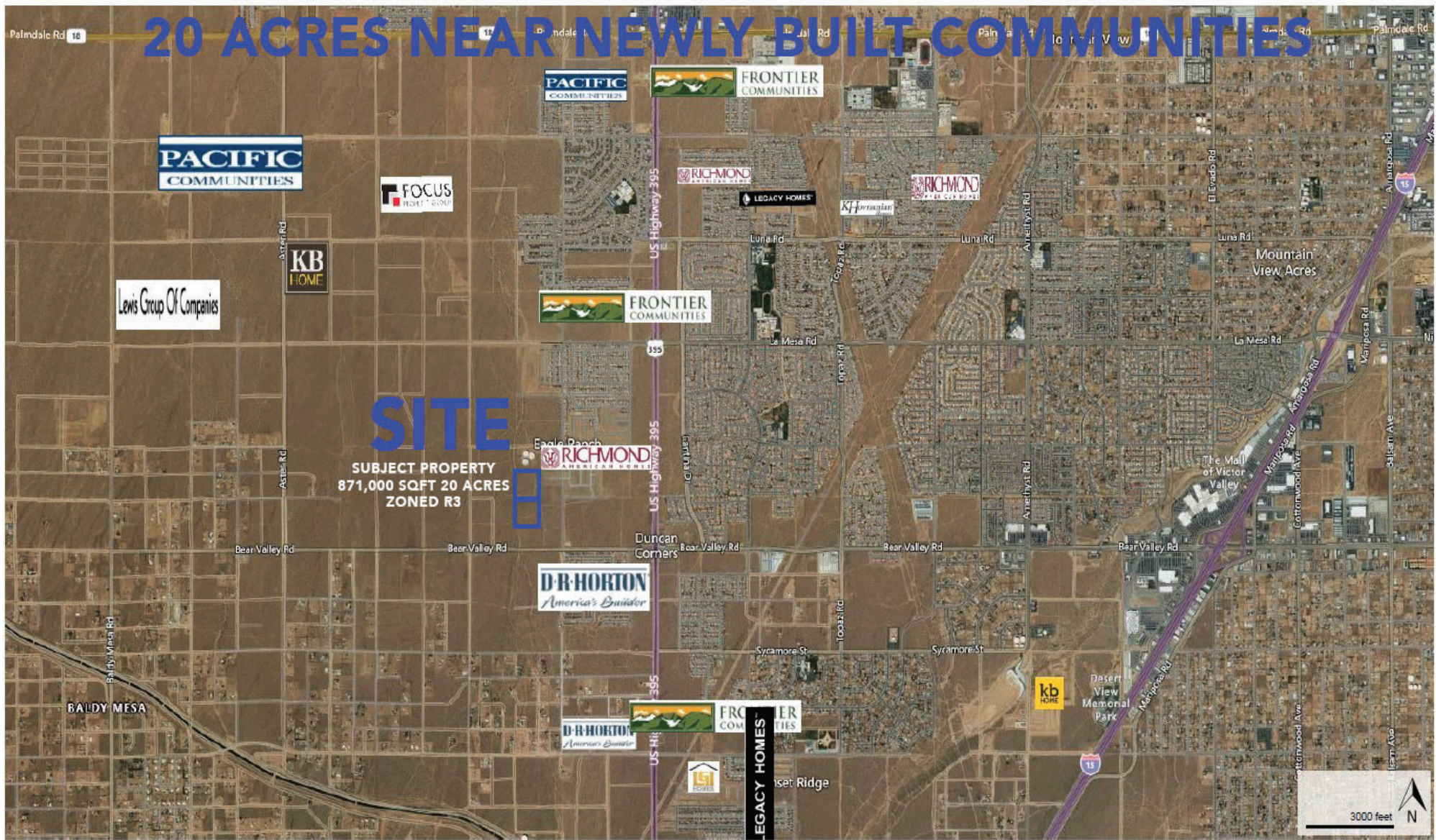
ASKING PRICE FOR SALE

\$700,000

RYAN TRAVIS
EXECUTIVE VICE PRESIDENT

12180 Ridgcrest Rd, Suite 232
Victorville, CA 92395
P. 760.983.2383 | F. 760.983.2433
Corporate BRE #01896143
KurschGroup.com

20 ACRES NEAR NEWLY BUILT COMMUNITIES



SITE

SUBJECT PROPERTY
871,000 SQFT 20 ACRES
ZONED R3

PACIFIC
COMMUNITIES

FOCUS
HOME BUILDERS

KB
HOME

Lewis Group Of Companies

FRONTIER
COMMUNITIES

FRONTIER
COMMUNITIES

RICHMOND
AMERICA'S HOME

LEGACY HOMES

KFHomes.com

RICHMOND
AMERICA'S HOME

RICHMOND
AMERICA'S HOME

D-R-HORTON
America's Builder

FRONTIER
COMMUNITIES

LEGACY HOMES

kb
HOME

Desert View
Memorial Park

3000 feet





SITE

SUBJECT PROPERTY
871,200 SQFT 20 ACRES
ZONED R3

BEAR VALLEY RD

Mountain View Acres

A

- THE MALL OF victor valley
- Olive Garden
- Bank of America
- AT&T
- BEST BUY
- Jack in the box
- BIG 5 SPORTING GOODS
- T-MOBILE
- 99c ONLY STORES

C

- OVATARIA SUPERMARKET
- planet fitness
- McDonald's
- Durch Bros
- KFC
- POPEYES
- Jersey Mike's
- ARCO
- Carls Jr
- Chick-fil-A

B

- STAPLES
- Walmart
- LOWE'S
- Starbucks
- KOHL'S
- Michaels
- Omo Hawaiian BBQ
- DOLLAR TREE
- TURNER'S PHOTOGRAPHY
- Wendy's
- EL POLLO LOCO
- Panera BREAD
- JUICE IT UP! raw juice bar
- WHICH WICH? OPENED SANDWICHES
- nektar
- THE GLENN CENTER



AERIAL VIEW TO THE NORTH



AERIAL VIEW TO THE SOUTH WEST

CITY OF VICTORVILLE OVERVIEW



CLIMATE

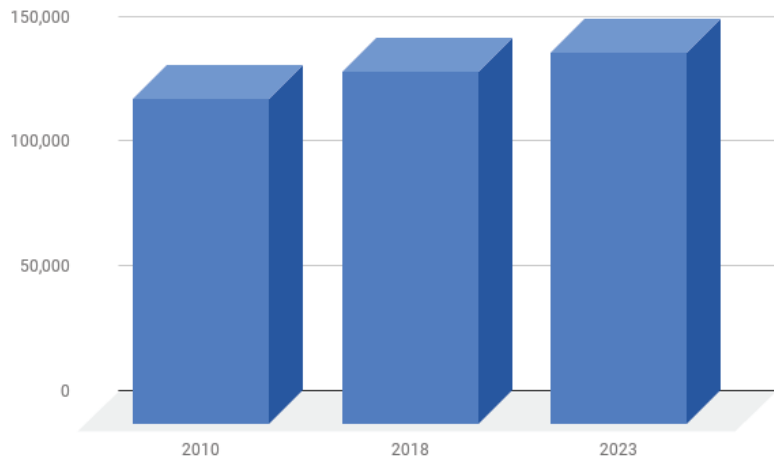
Victorville is in the High Desert region of Southern California where humidity is low & sunshine is plentiful.

Avg January Low 33 F
Temp.
Avg July High Temp 98 F

County	San Bernardino
Total Area	±73.74 Square Miles
Incorporated	September 21, 1962
Mayor	Gloria Garcia
City Manager	Keith Metzler

Victorville is the largest city in Victor Valley with an estimated population of over 121,000 with another estimated 300,000 during business hours. A reliable and accomplished work force is one of Victorville's alluring qualities with over 900,000 workers within a one hour drive. The City works in conjunction with businesses to gain a better understanding of their operations, recognize their challenges, and help to secure cost competitiveness and overall success. As an operation of this partnership, Victorville customizes disparate incentive programs such as permit fast-tracking, employee home purchasing assistance, job training, Enterprise Zone tax credits, and a less-restrictive regulatory environment.

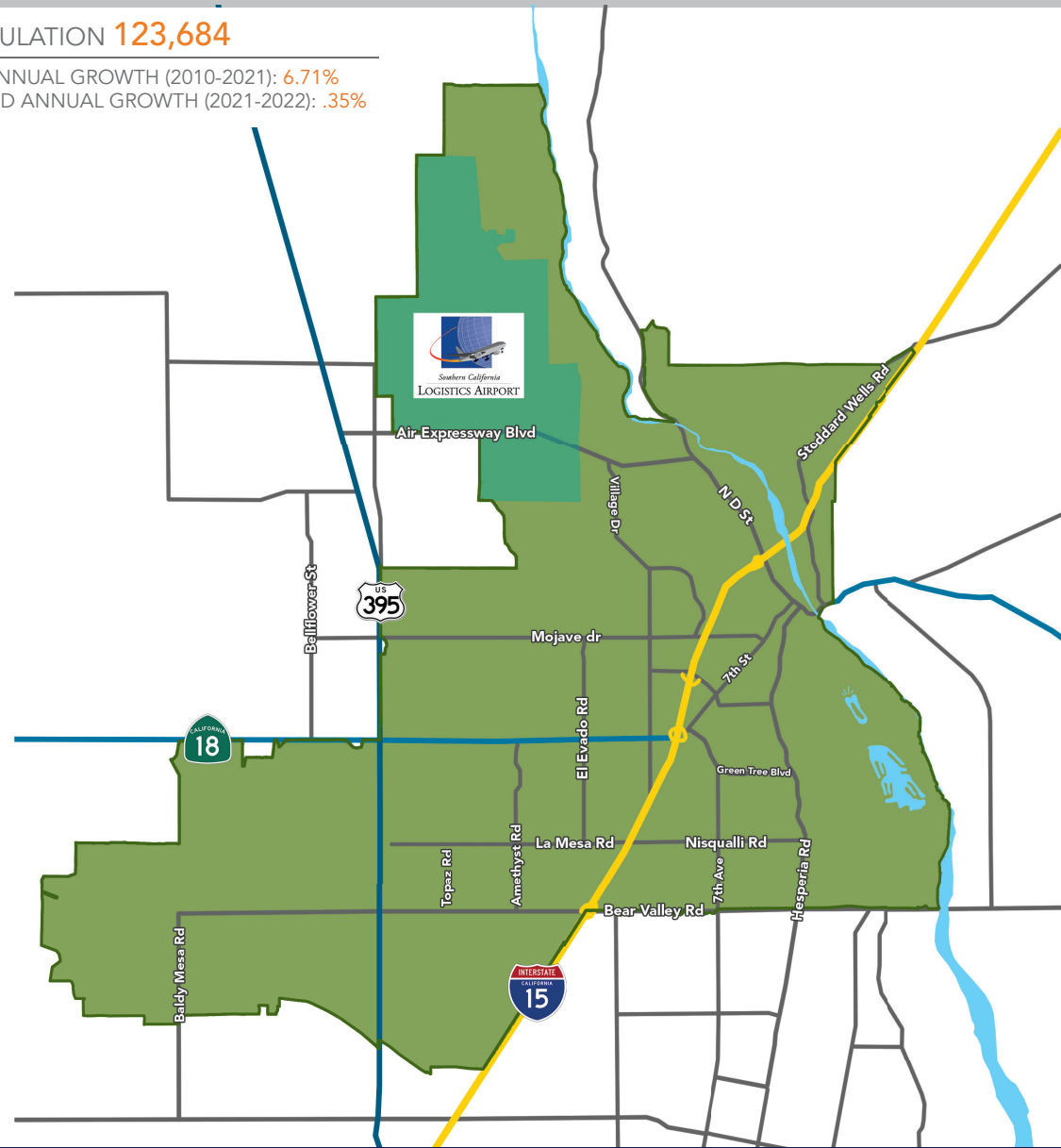
Over the past decade, Victorville has grown into a vital West Coast distribution powerhouse. Estimated 60% of all goods moving in and out of Southern CA travel through Victorville. Power Companies such as Walmart, Redbull, Mars Chocolate



2022 POPULATION **123,684**

AVERAGE ANNUAL GROWTH (2010-2021): **6.71%**

FORECASTED ANNUAL GROWTH (2021-2022): **.35%**



VICTORVILLE TOP EMPLOYERS

Employer	# of Employees
1 Southern California Logistics Airport	2,073
2 Victor Valley College	1,150
3 Desert Valley Hospital	1,000
4 Verizon	940
5 Victor Valley Union High School Dist.	877
6 Victor Elementary School District	848
7 Federal Correctional Complex, WV	844