

# Strategically Located Development Opportunity In Hesperia, CA

## ±4.63 Acre Vacant Land Opportunity in High-Growth Logistics Corridor



### Property Features

- APN: 3064-531-02
- **Zoning:** Commercial Industrial Business Park (CIBP)
- Zoning Allows for a wide range of light industrial, warehouse, and limited commercial uses
- Gas line available in front of the property
- Located directly across from the ±2.5M SF Amazon Distribution Facility and adjacent to a proposed ±419,840 SF warehouse development,
- Within a rapidly expanding industrial corridor surrounded by existing, under construction, and planned industrial projects
- Approximately ±0.31 miles from Main Street & Highway 395
- Convenient access to Interstate 15
- Buyer to verify all zoning, and utility availability

LIC # 01057618

The  
**BRADCO**  
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a commercial real estate company

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## ±4.63 Acre Vacant Land Opportunity in High-Growth Logistics Corridor

### Comprehensive Overview

±4.63 acres (APN: 3064-531-02) strategically located on the south side of Main Street, just ±0.31 miles from the signalized intersection of Main Street and Highway 395, with convenient access to Interstate 15. Zoned Commercial Industrial Business Park (CIBP), the property allows for a wide variety of light industrial, warehouse, and limited commercial uses, making it an attractive opportunity for developers, owner-users, and investors seeking flexibility in one of the High Desert's most active growth corridors.

The property is positioned directly across the street from the ±2.5 million square foot Amazon Distribution Facility and adjacent to a proposed ±419,840 square foot warehouse development, further reinforcing the area's expanding industrial presence. The surrounding market continues to experience substantial growth. On the west side of I-15 alone, there is approximately ±2,926,410 square feet of industrial space currently under construction, ±4,267,518 square feet approved or in plan check, ±3,566,665 square feet in the entitlement process, and approximately ±3 million square feet of newly constructed industrial space.

Utility and infrastructure considerations further support the site's long-term development potential. Natural gas has been confirmed to be available in front of the property, with the main running along Phelan Road. According to information provided by the City, the site is not currently served by sewer; however, nearby sewer infrastructure is reportedly being extended in connection with surrounding development. The Amazon facility to the north is reportedly in the process of constructing a sewer line along Cataba Road, extending south to Phelan Road and then east along Main Street. Future development of the subject site may require extension of the sewer line from Cataba Road to the property, depending on the specifics of the proposed project and anticipated wastewater demand.

The City has also indicated that future development is expected to require certain off-site improvements, including an 8-foot right-of-way dedication along Main Street and relocation of the existing utility poles located in front of the property due to the required street section improvements. Buyers should investigate all utility, access, right-of-way, and off-site improvement obligations as part of their due diligence. Overall, this property offers a compelling opportunity to acquire a well-located development site in the path of major infrastructure expansion and continued regional growth

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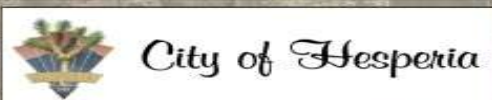


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## ±4.63 Acre Vacant Land Opportunity in High-Growth Logistics Corridor

±13,760,593 Sq. Ft. of Planned Industrial Buildings Within The Vicinity

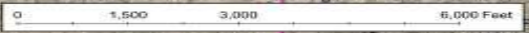


**CIBP**

- City Boundary
- CUP11-10229 / HCC I
- SPR23-00024
- CUP19-00006
- CUPR24-00001 / HCC II / AMAZON
- CUPR25-0001 / FOXOR
- CUP21-00004 / I-15 PROJECT
- CUP21-00005 / MESA LINDA
- CUP21-00010 / POPLAR 18
- CUP22-00003 / DARA INDUSTRIAL
- CUP22-00004 / NEWCASTLE
- CUP22-00016 / CARGO SOLUTIONS
- CUP22-00017 / KISS LOGISTICS
- CUP23-00005
- CUP23-00007
- CUP23-00008 / YUCCA TERRACE 13
- SPR22-00017 / POPLAR 8
- CUP25-00005 / HESPERIA GATEWAY
- CUP25-00006
- CUP24-00009
- SPR25-00005
- Parcels



Project Number	Description	Status	APN
CLP11-10229 "HCC I"	3 million square foot industrial park	Construction complete	3039-341-13,14,16; 3039-431-41; 3039-311-17
SPR23-00024	150,175 square foot warehouse on 11 acres	In Entitlement	3039-351-08
CLP19-00006	18,900 square foot truck service center that includes a 3,100 square foot retail store, 3,100 square foot of office space, 6,000 square foot of truck repair area, and 6,000 square foot of truck wash area along with a 1,200 square foot outdoor wash area and 66 truck parking spaces on approximately 5 gross acres	Approved Entitlement/In Plan Check	3064-591-04
CUPR24-00001 "HCC II / Amazon"	2,517,413 square foot warehouse on 177.8 acres	Under Construction	3064-351-03, 3064-351-01 & 3064-391-01
CUPR25-00001 / "Foxor"	428,850 square foot warehouse on 23.5 acres	Approved Entitlement/Plan Check Approved	0405-062-51
CUP21-00004 "I-15 Project"	1,108,000 square foot warehouse on 59 acres	Approved Entitlement/In Plan Check	3064-601-07 & 3064-621-01
CUP21-00005 "Mesa Linda Project"	742,000 square foot warehouse on 36 acres	Approved Entitlement/In Plan Check	3064-581-01
CLP21-00010 "Poplar 18"	414,700 square foot warehouse 18 acres	Approved Entitlement/In Plan Check	3064-581-04 & 05
CUP22-00003 "Dara Industrial"	750,000 square foot warehouse on 43 acres	Approved Entitlement/In Plan Check	3064-551-03, -04, -06, -07, -08
CUP22-00004 "Newcastle"	408,997 square foot warehouse on 20 acres	Under Construction	3064-581-02 & -03
CUP22-00016 "Cargo Solutions"	Two 75,894 square foot warehouse buildings with onsite truck storage	Approved Entitlement/In Plan Check	3064-591-12, -13, -17, -18 and 3064-631-01
CUP22-00017 "Kiss Logistics"	655,468 square foot warehouse on 32 acres	Approved Entitlement/In Plan Check	3064-401-03, -04, & -05
CLP23-00005	419,840 square foot warehouse on 22 acres	In Entitlement	3064-531-06
CLP23-00007	Truck parking and maintenance facility with a 5,000 square foot maintenance building, a 4,600 square foot warehouse building, and a 1,650 square foot office building and 83 truck parking spaces on 4.5 acres	In Entitlement	3064-561-06
CLP23-00008 "Yucca Terrace 13"	469,979 square foot warehouse on 13 acres	In Entitlement	3064-401-01 & 02
SPR22-00017 "Poplar 8"	142,634 square foot warehouse on 8 acres	In Entitlement	3064-591-01 & 03
CUP25-00005 "Hesperia Gateway"	1,061,780 square foot warehouse building with a 5.5 acre retail pad on 90 acres	In Entitlement	0357-591-58 and 59
CUP25-00006	695,247 square foot warehouse on 41 acres	In Entitlement	3064-411-02, -03, -04 and -15
CUP24-00009	499,720 square foot warehouse on 30.5 acres	In Entitlement	0405-072-52, 53, and 55
SPR25-00005	122,690 square foot warehouse on a 12.5 acres	In Entitlement	3039-331-01
<b>Total</b>			
Construction complete	3 million square feet		
Under Construction	2,925,410 square feet		
Approved Entitlement/In Plan Check	4,267,518 square feet		
In Entitlement	3,565,665 square feet		
<b>Total</b>	<b>13,760,593 square feet</b>		



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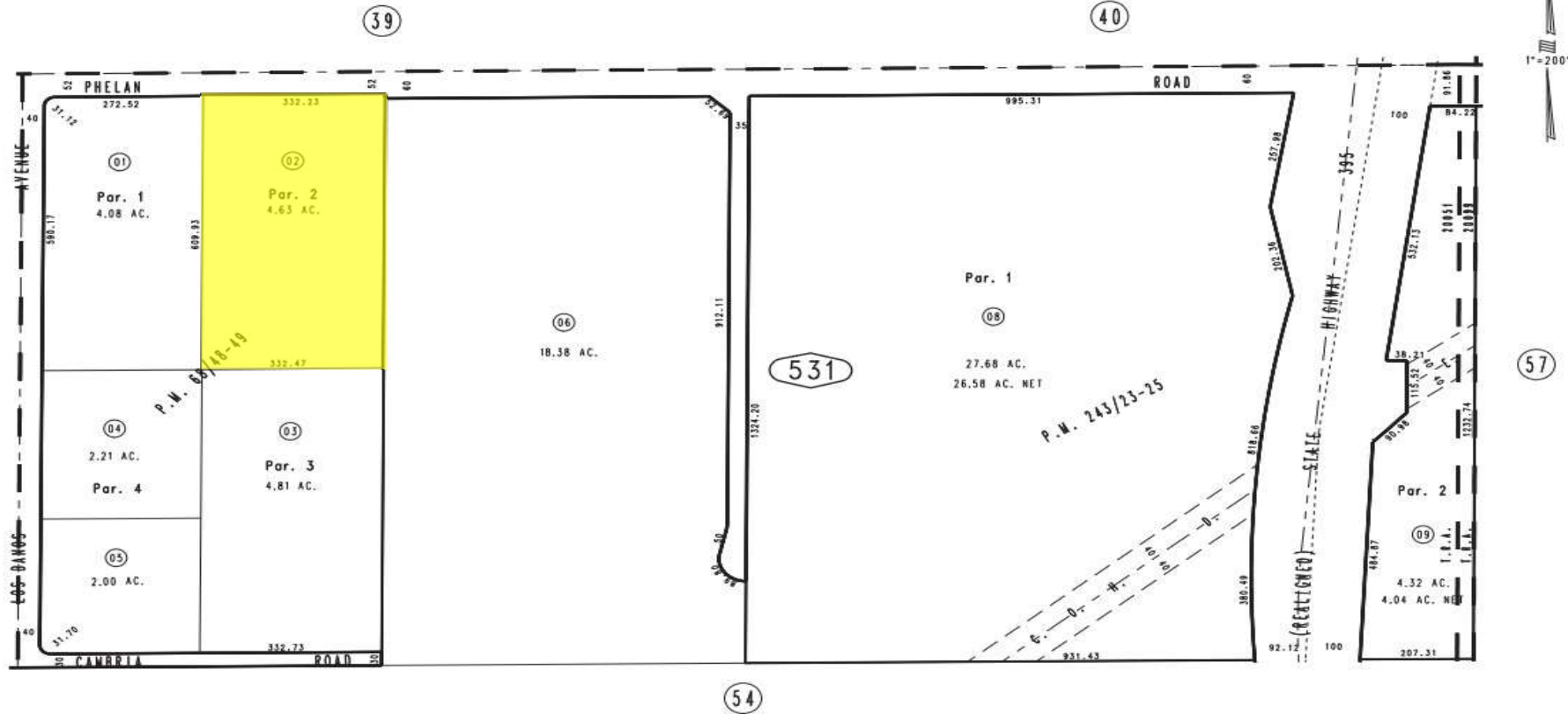
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THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

N.1/2, N.E.1/4, Sec. 21, T.4N., R.5W., S.B.M.

City of Hesperia  
Tax Rate Area  
20051 20099

3064 - 53



MAY 1995

Parcel Map No. 19159, P.M. 243/23-25  
Parcel Map No. 6934, P.M. 68/48-49

Assessor's Map  
Book 3064 Page 53  
San Bernardino County

REVISED  
04/18/24 XM

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# Hesperia

Hesperia is located along the southwestern edge of the Mojave Desert, approximately 92 miles northeast of Los Angeles, 45 miles south of Barstow, 54 miles east of Palmdale, and 35 miles north of San Bernardino via the Cajon Pass along Interstate 15. The city is bordered by Apple Valley to the east, Victorville to the north, and Phelan to the west. The Mojave River runs intermittently through the area. Hesperia sits at an elevation of approximately 3,191 feet and spans about 73 square miles, almost entirely land.

Hesperia features a cold desert climate (Köppen: BWk), with cooler winters and hot summers. Winter is typically the wetter season due to Pacific storm systems, though total rainfall remains relatively low. Occasional summer monsoonal storms can bring localized heavy rain, flash flooding, and power outages. Snowfall is infrequent, averaging around 4 inches annually. (Note: the previously stated “79°F average year-round temperature” is not accurate—Hesperia’s average annual temperature is closer to the mid-60s°F.)

The city’s location provides convenient access to Southern California’s beaches, the San Bernardino Mountains for skiing and outdoor recreation, and extensive desert opportunities for hiking, camping, and off-road activities. Nearby Victorville offers regional connectivity, with Primm roughly 2–2.5 hours away and Las Vegas within about 3 hours.

The City of Hesperia continues to support new and expanding commercial and industrial development through ongoing infrastructure investment, offering businesses access to key regional markets with comparatively competitive operating costs within California.

• ±830,594 workers within a forty-five-minute drive. (Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.)

• ±82,000 local residents who commute to outside jobs - and would love not to

• 34 area universities, colleges and technical schools

• Job training centers/vocational programs

• Affordable housing for all of your employees

• Employee training and recruitment programs are available from the County of San Bernardino and State of California

• City of Hesperia Top Five Employers – Hesperia Unified School District, County of San Bernardino, Stater Brothers. Arizona Pipeline and Super Target.

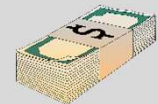
• Silverwood is a massive, multi-billion master-planned community of ±15,633 homes located in the southeast area of Hesperia totaling ±9,336 acres. It is one of the largest new developments in Southern California in decades and focuses on an outdoor lifestyle with nearby trails and recreation. Phase one of the development is currently being built with home starting in the high \$400K.

## I-15 & Main Street Trade Area Thirty Minute Drive Time

Population ±462,518

Households: ±138,717

Average HH Income: ±80,392



For Additional Information Contact  
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Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

## TERMS OF LISTING AND SALE ADDENDUM

The following terms of listing and sale must be attached to each listing agreement for the property subject to a Disposition (as defined in the Agreement) and must be disclosed to any potential purchaser of the property:

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### ATTACHMENT 1

1. Any agreement for the sale of the property must be on the standard real estate purchase agreement of Client or its designated Affiliated Entity. If a purchaser desires to use any other form, the purchaser must obtain the consent of Client or its designated Affiliated Entity (“Owner”), and any offer to purchase made by purchaser will be subject to an addendum from Owner.
2. Owner will retain, as available, all subsurface rights, including, without limitation, all water, energy, and mineral rights pertaining to the property.
3. Owner will convey the property without warranty, except that as of the date of closing the transaction, the title of the property is free from encumbrances made or suffered to be made by Owner or by anyone claiming by, through, or under Owner, and none other, subject to: (a) the permitted exceptions, (b) any state of facts that an accurate and complete ALTA/ASCM survey, or equivalent, or physical inspection of the property might disclose, (c) all zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (d) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.
4. Any purchaser of the property will be required to purchase the property subject to the terms and conditions of any and all leases or rental agreements existing on the property.
5. Sales of property contiguous to other property held or retained by Owner, and sales of existing church buildings, may include a contract and/or deed restriction regarding the use of the property, at Owner’s discretion.
6. ALL PROPERTY SOLD BY OWNER WILL BE SOLD “AS-IS” “WHERE IS” AND “WITH ALL FAULTS” AND WILL BE SOLD WITHOUT REPRESENTATION OR WARRANTY AS TO FREEDOM FROM ENCUMBRANCES OR LIENS EXCEPT FOR THE WARRANTIES MADE IN PARAGRAPH 3 ABOVE. CONSULTANT AND/OR AFFILIATED BROKER WILL PROVIDE PURCHASER WITH A REASONABLE OPPORTUNITY TO INSPECT THE PROPERTY, AND PURCHASER WILL BE REQUIRED TO RELY SOLELY UPON ITS OWN INSPECTION OR REVIEW. AS A CONDITION OF SALE, THE PURCHASER WILL BE REQUIRED TO RELEASE AND INDEMNIFY OWNER FROM CLAIMS ARISING FROM THE CONDITION OF THE PROPERTY, EXCLUDING CLAIMS FOR PERSONAL INJURY ARISING BEFORE THE CLOSING DATE CAUSED BY THE GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT OF OWNER, CLAIMS ARISING OUT OF CONTRACTUAL OBLIGATIONS TO THIRD PARTIES UNDERTAKEN BY OWNER PRIOR TO CLOSING THE TRANSACTION, AND FRAUD, GROSS NEGLIGENCE, OR INTENTIONAL MISCONDUCT OF OWNER.