

±24 ACRES BUILDABLE

FOR  
SALE

±40 ACRES

APN: 0438-012-40

APPLE VALLEY | CA 92308

FOR MORE INFORMATION, CONTACT:

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

**±40 ACRES | RESIDENTIAL LAND**

**PROPERTY HIGHLIGHTS**



- County of San Bernardino APN-0438-012-40
- Lot Size: ±40 Acres

SITE HIGHLIGHTS:



- Low Density Residential Development Suitability
- Close Proximity to 15 Freeway (9 Miles)



ZONING / ENTITLEMENT:

- Airport Related Floodway

DEMOGRAPHICS - APPLE VALLEY/HESPERIA AREA:

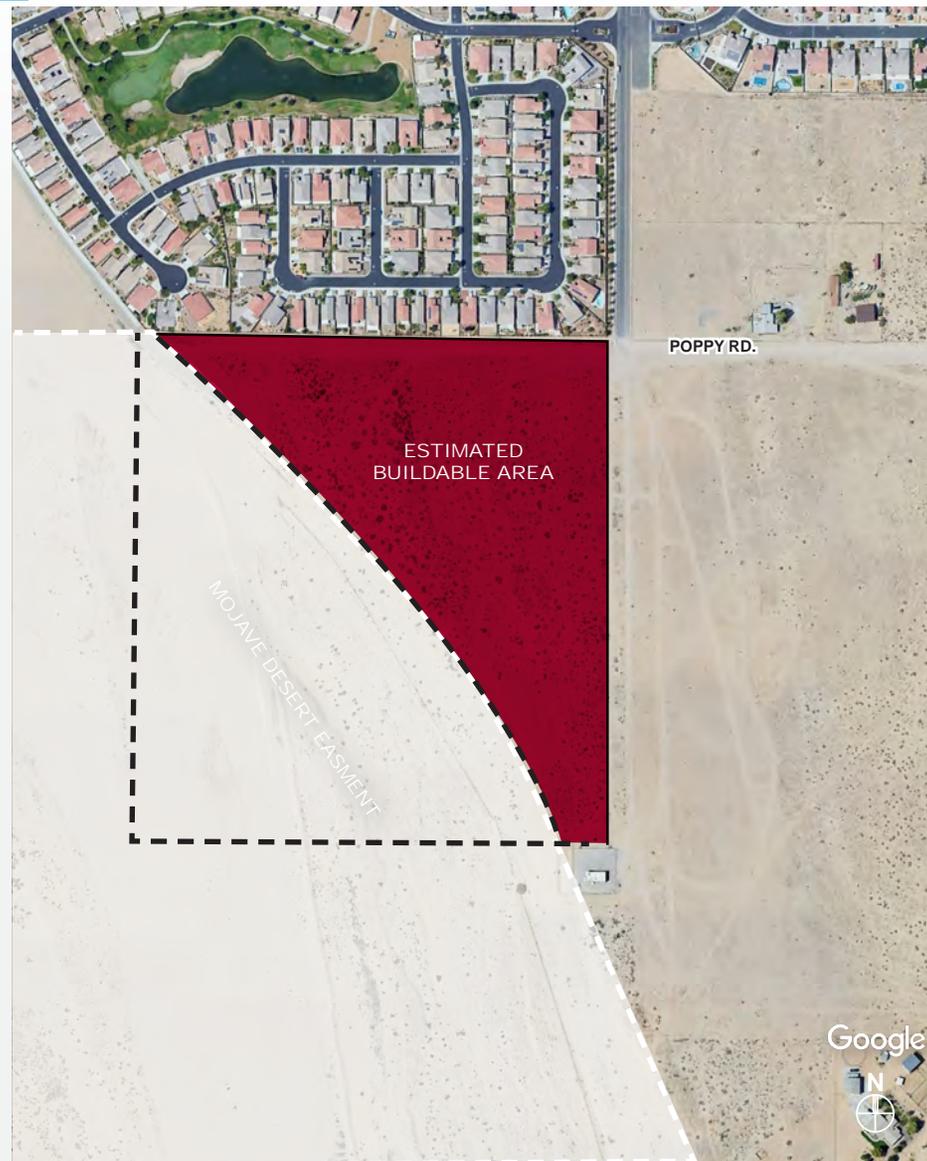


- Estimated Population (2024): ~75,325
- Median Household Income (2025): ~ \$63,484
- Media Home Values in 2025: \$439,900



ASKING PRICE:

- \$1,080,000



±40 ACRES | RESIDENTIAL LAND



HIGH DESERT GATEWAY



JESS RANCH MARKETPLACE

ASHWOOD GOLF COURSE & GRILL

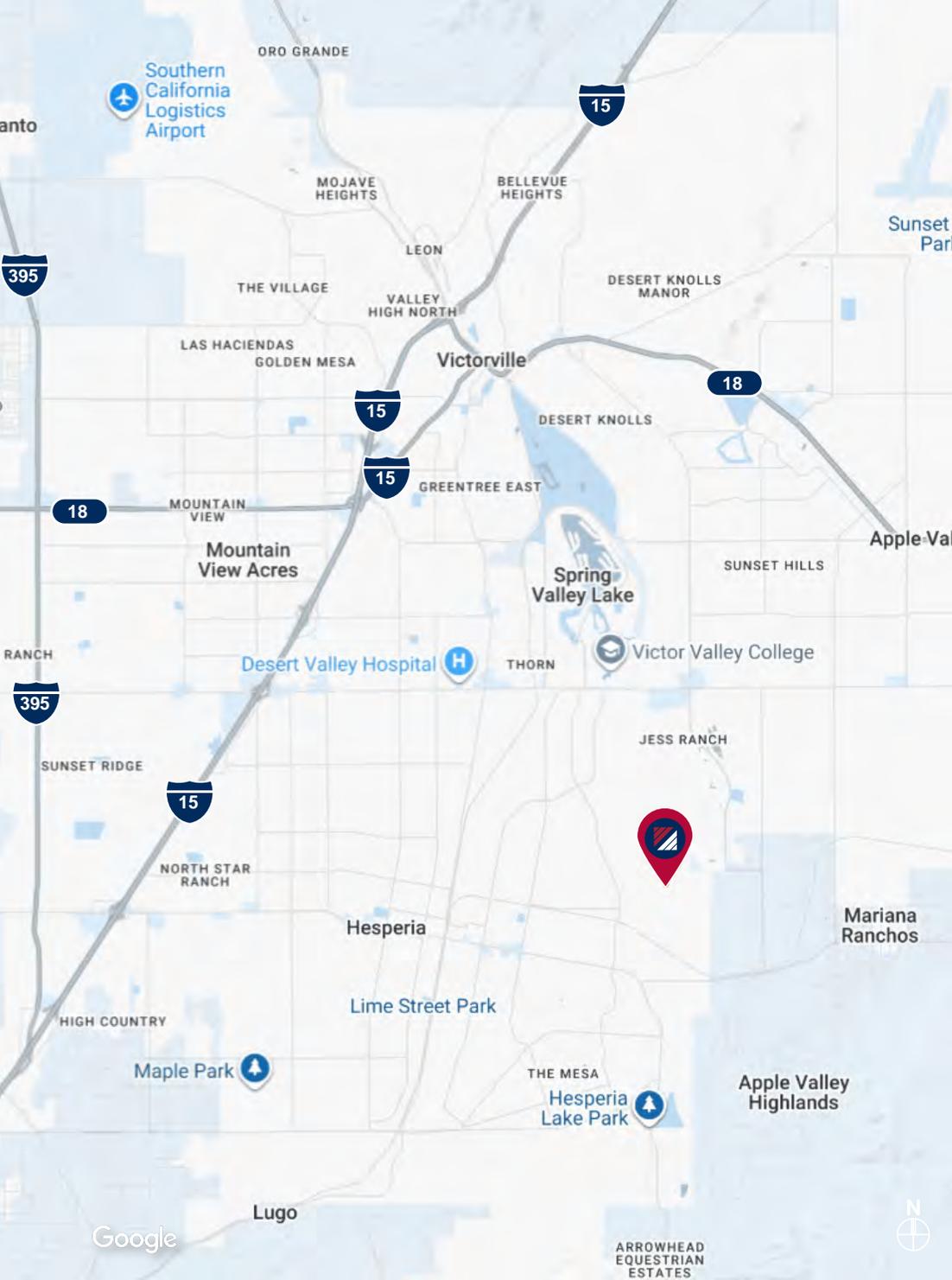
HESPERIA GOLF & COUNTRY CLUB

HESPERIA LAKE PARK

±40 ACRES

Google





# LOCAL AMENITIES

Discover a rare and vast 40-acre parcel nestled in the scenic Summit Valley region of Hesperia. This undeveloped land offers sweeping views of the high desert and surrounding mountains, making it ideal for a variety of uses—from large-scale residential development to agricultural ventures, equestrian facilities, or a private retreat. The property is located near major routes including Highway 138 and I-15, providing convenient access to Victorville, San Bernardino, and the Inland Empire. With its sheer size and potential, this land presents a unique investment opportunity in one of Southern California’s fastest-growing areas.



DESERT VALLEY HOSPITAL



JESS RANCH MARKETPLACE



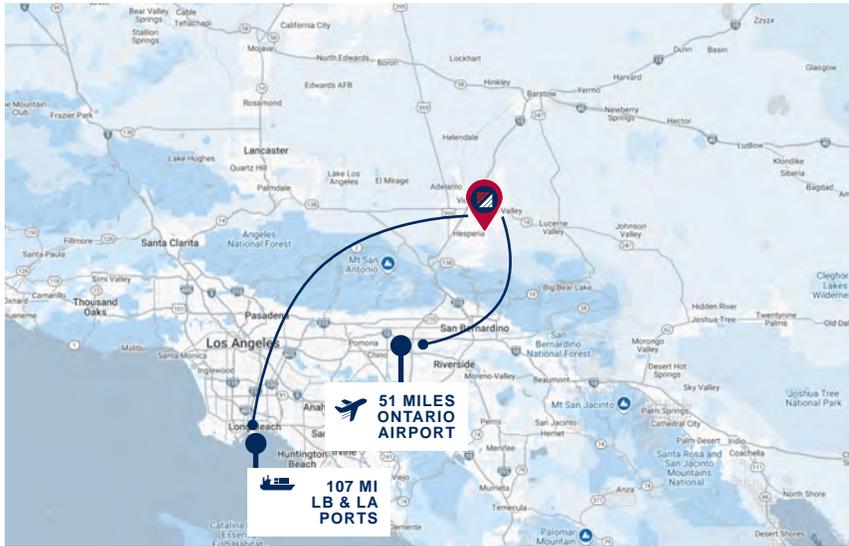
ASHWOOD GOLF COURSE & GRILL



SOUTHERN CALIFORNIA LOGISTICS AIRPORT

# LOCATION

Nestled in the tranquil and scenic Summit Valley region of Hesperia, this expansive 40 acre parcel offers a rare blend of natural beauty and strategic accessibility. Located just east of Highway 138, the property is minutes from the I-15 freeway, providing direct routes to Victorville, San Bernardino, and the Greater Los Angeles area. The land sits in a gently rolling valley surrounded by the San Bernardino Mountains, offering panoramic views and a peaceful rural atmosphere. This location is ideal for developers, investors, or visionaries seeking a large tract of land with both privacy and potential in Southern California's High Desert.



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	33,915	101,409	311,537
2024 Population	33,763	104,708	320,583
2029 Population Projection	34,265	106,987	327,362
2020 Households	11,933	33,516	95,329
2024 Households	11,858	34,663	98,136
2029 Household Projection	12,032	35,431	100,228
Total Specified Consumer Spending (\$)	\$386.9M	\$1.2B	\$3.3B
Avg Household Income	\$77,469	\$85,416	\$84,080
Median Household Income	\$62,148	\$66,144	\$66,265

