

**±1.39 AC. SILICA DR  
VICTORVILLE, CA. 92392**



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**ADDRESS**

±1.39 AC. SILICA DR  
Victorville, CA. 92392

**PROPERTY OVERVIEW**

±1.39 acre vacant land building pad of commercial zoning which is well poised for immediate development within a professional / medical campus development area. This parcel represents the last remaining vacant land parcel within the development. Perched high above Silica Dr with an increased elevation that will provide its future building unmatched identity and visibility. Just over 400 feet east of the signalized intersection at Hesperia Rd & Silica Dr. Very much the center of the High Desert Region, the immediate surrounding vicinity has transformed itself into a hub for medical office and service providers. Previously entitled for a ±14,377sqft medical / professional office building.

**APN:**

3091-411-32

**MUNICIPALITY**

Victorville County of San Bernardino

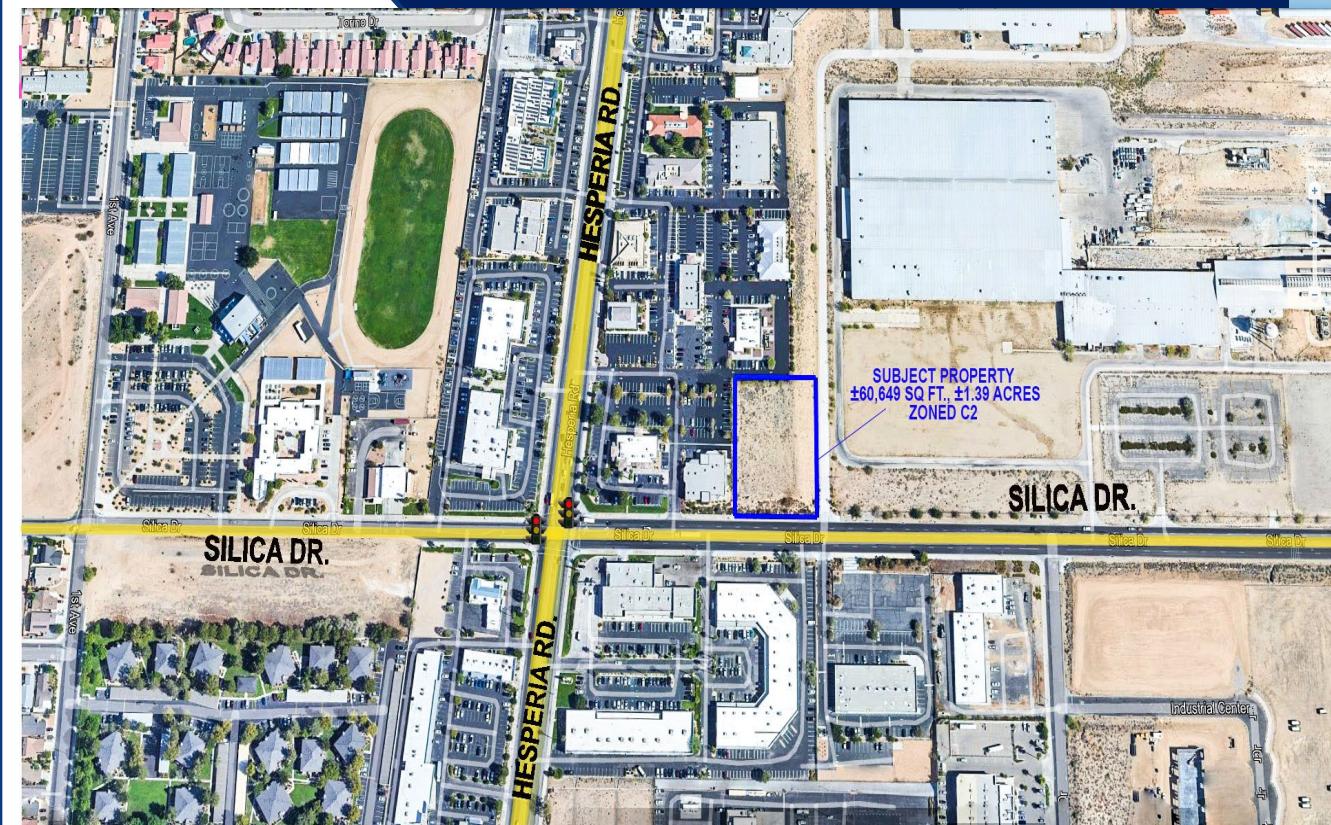
**ZONING**

C2

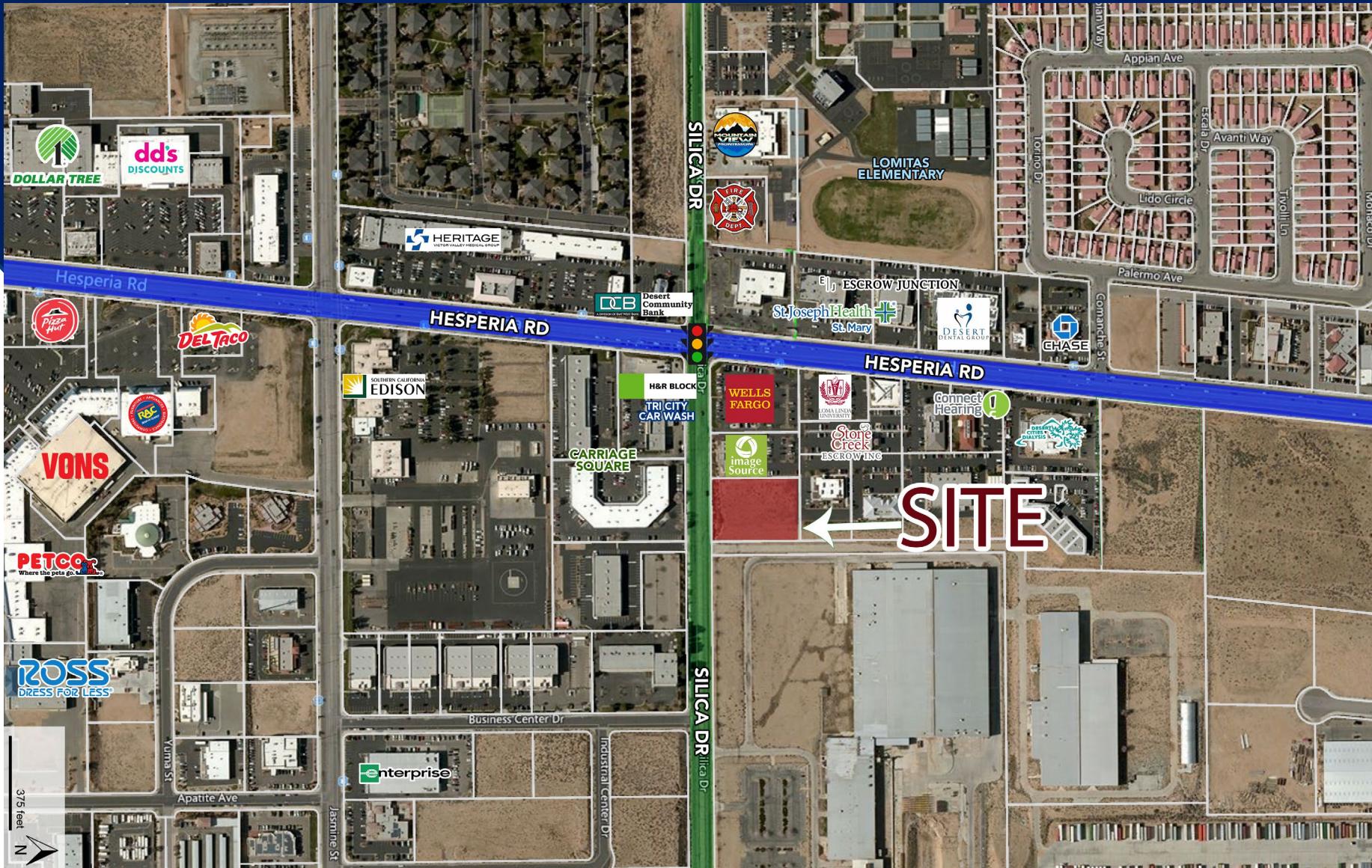
**ASKING PRICE FOR SALE**

**\$550,000**

# Subject Property



# Local Map



# AERIAL VIEW

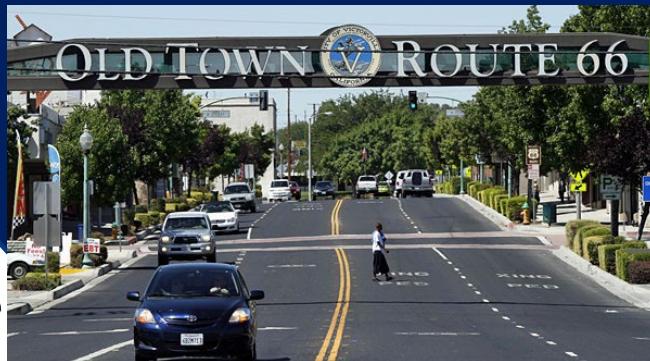


# City Of Victorville

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 and Dr Pepper Snapple Group have moved essential pieces of their operations, which has allowed them to reach a population of more than 20 million people within a three-hour drive.



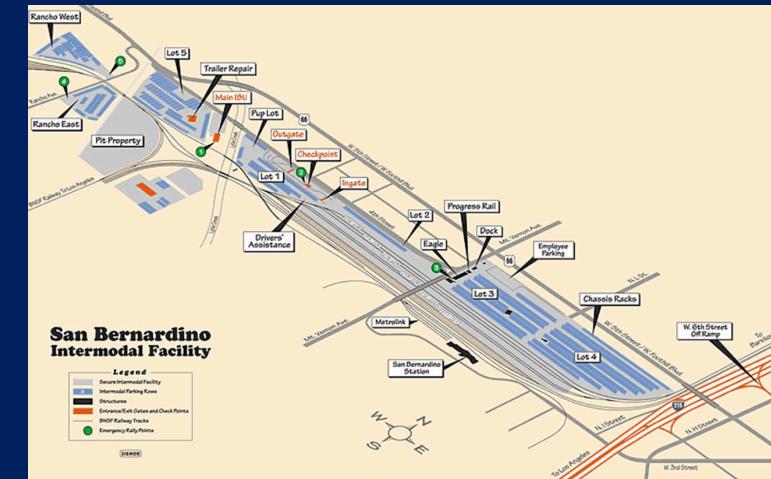
Victorville, CA





With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly  $\pm 300$  acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.





BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers to domestic containers.

