

**±43,000 SF (.99 AC) VACANT LOT**

POTENTIAL CUSTOM SFR DEVELOPMENT SITE

Wildwood View Drive, Yucaipa, CA 92399

Adjacent/Neighbor Address: 37159 Wildwood View Drive



18881 Von Karman Ave., Ste 150  
Irvine, CA 92612  
T 949.553.2020 | CA Lic #01473762  
[www.hoffmanland.com](http://www.hoffmanland.com)



Exclusive Listing Agent

**Bryant Brislin**

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*Vice President*

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The Hoffman Company

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## Disclaimer

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Please be advised, Buyer acknowledges that The Hoffman Company Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting The Hoffman Company to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

### POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.



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# 1

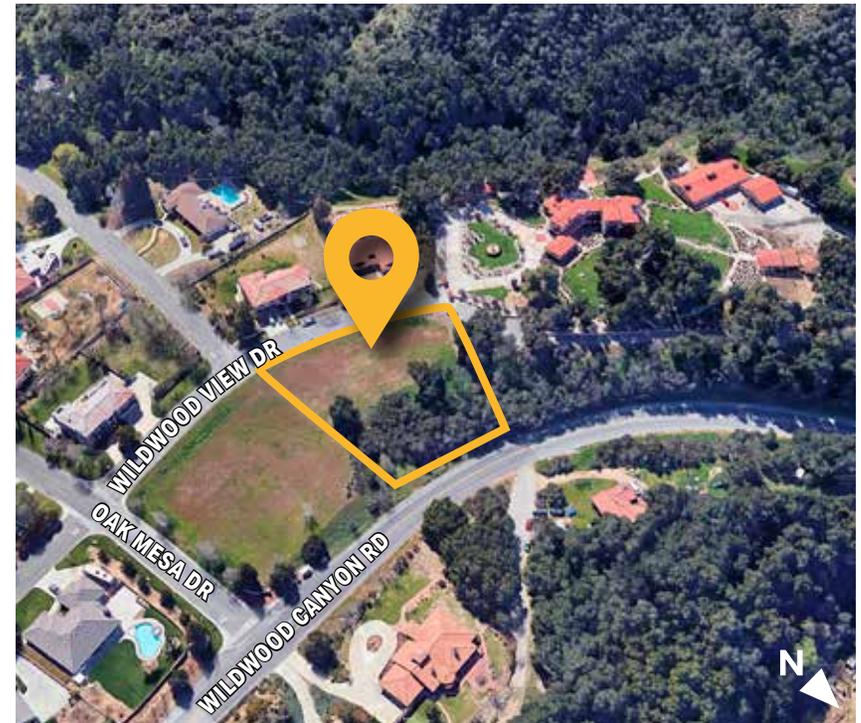
## THE PROPERTY

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## Site Detail

This **vacant lot for a custom home** is located within the **elevated enclave of Wildwood Canyon** within the city boundaries of Yucaipa. Country estate living with majestic trees and nature is all around. The average home in this area sells in the **\$900k-\$1.1M range** and most of those are on half acre lots. This property is just about one acre and has a nice **cluster of trees** on the back part of the lot to **buffer** from Wildwood Canyon Road to the north, and will create a pastoral backdrop for outdoor living in the backyard.

<b>ADDRESS</b>	Wildwood View Drive
<b>NEIGHBOR/ADJACENT</b>	37159 Wildwood View Drive
<b>JURISDICTION</b>	City Of Yucaipa
<b>ZIP</b>	92399
<b>APN</b>	0322-761-09-0000
<b>LAND SF</b>	±43,000
<b>ACREAGE</b>	±0.99
<b>ZONING</b>	RS-20M
<b>ZONING DESCRIPTION</b>	Single Family (Min 20k sf)
<b>WATER</b>	There is existing service to the site but no meter, so the water district would need to do a meter set upgrade which requires a \$5,000 deposit. Additional fees would be the Sustainability Fee (\$880.80) and Supplemental Supply Fee (\$3,352).*
<b>SEWER</b>	Septic For This Area*
<b>ELECTRIC</b>	TBD   Site Has Vent For Underground Electrical Vault*
<b>DISCLAIMER</b>	* = Buyer To Verify All Info With City & Utilities



**LISTING PRICE: \$375,000**



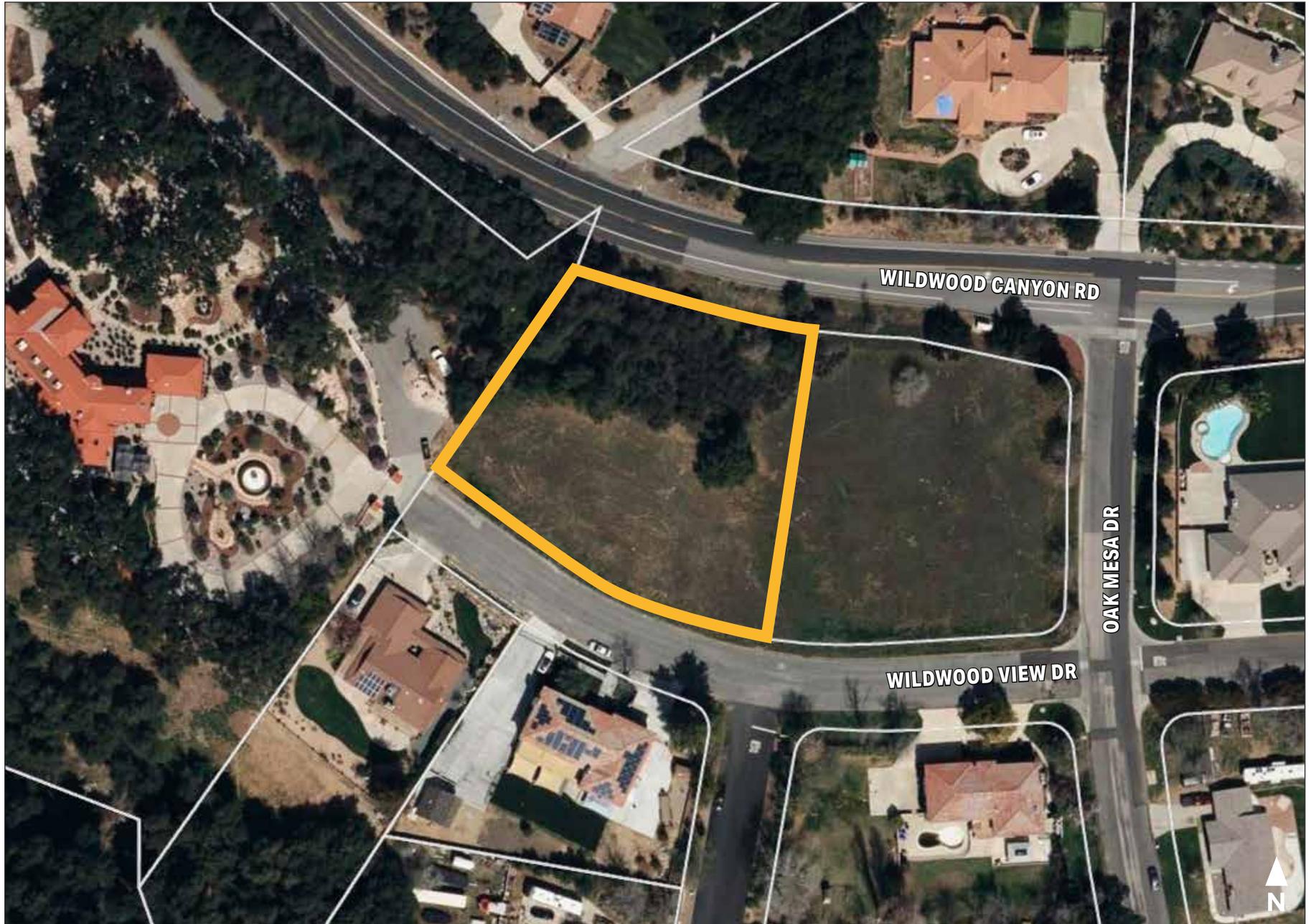


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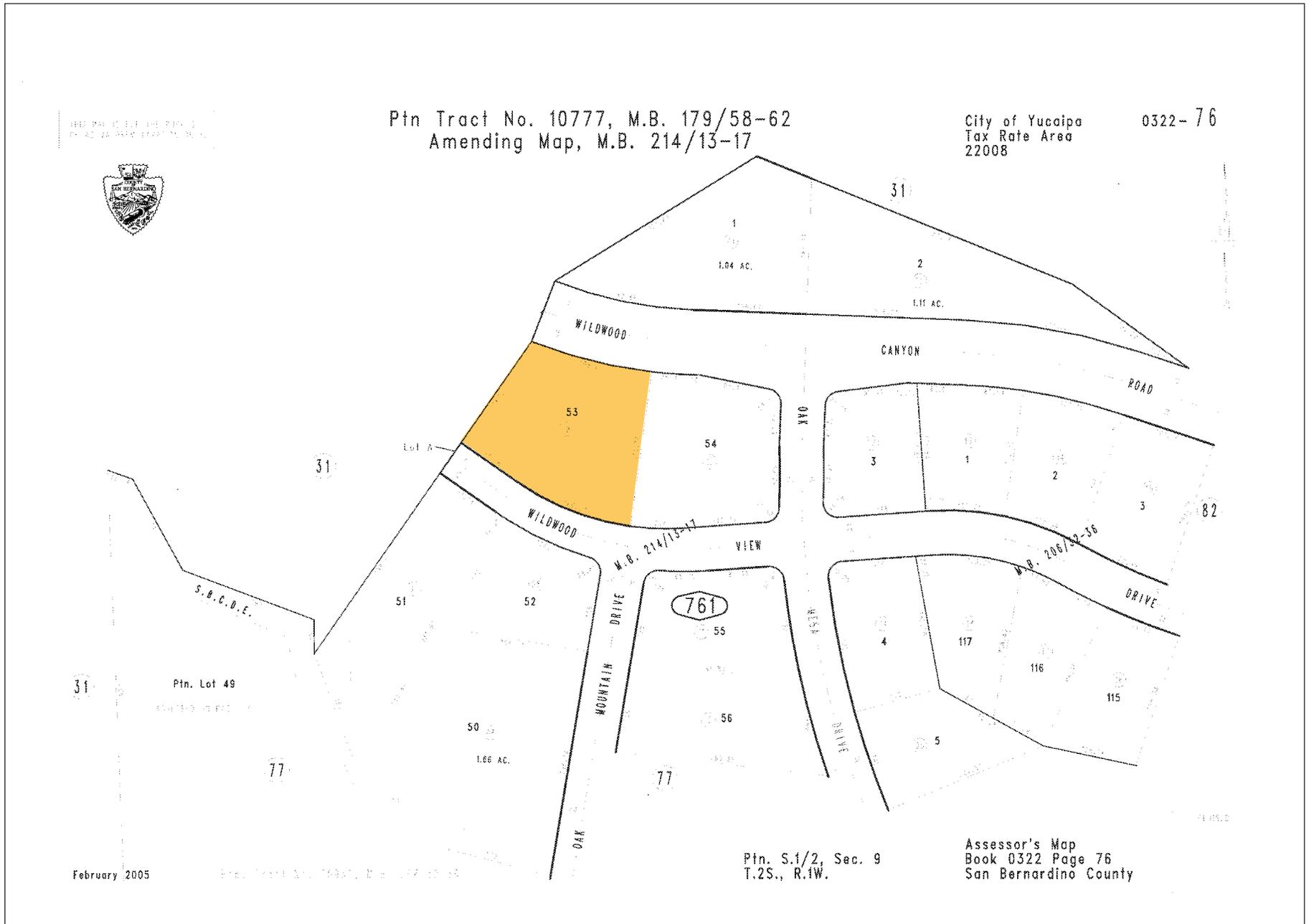
## SITE-RELATED EXHIBITS

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Close-Up Aerial



# Assessor's Parcel Map



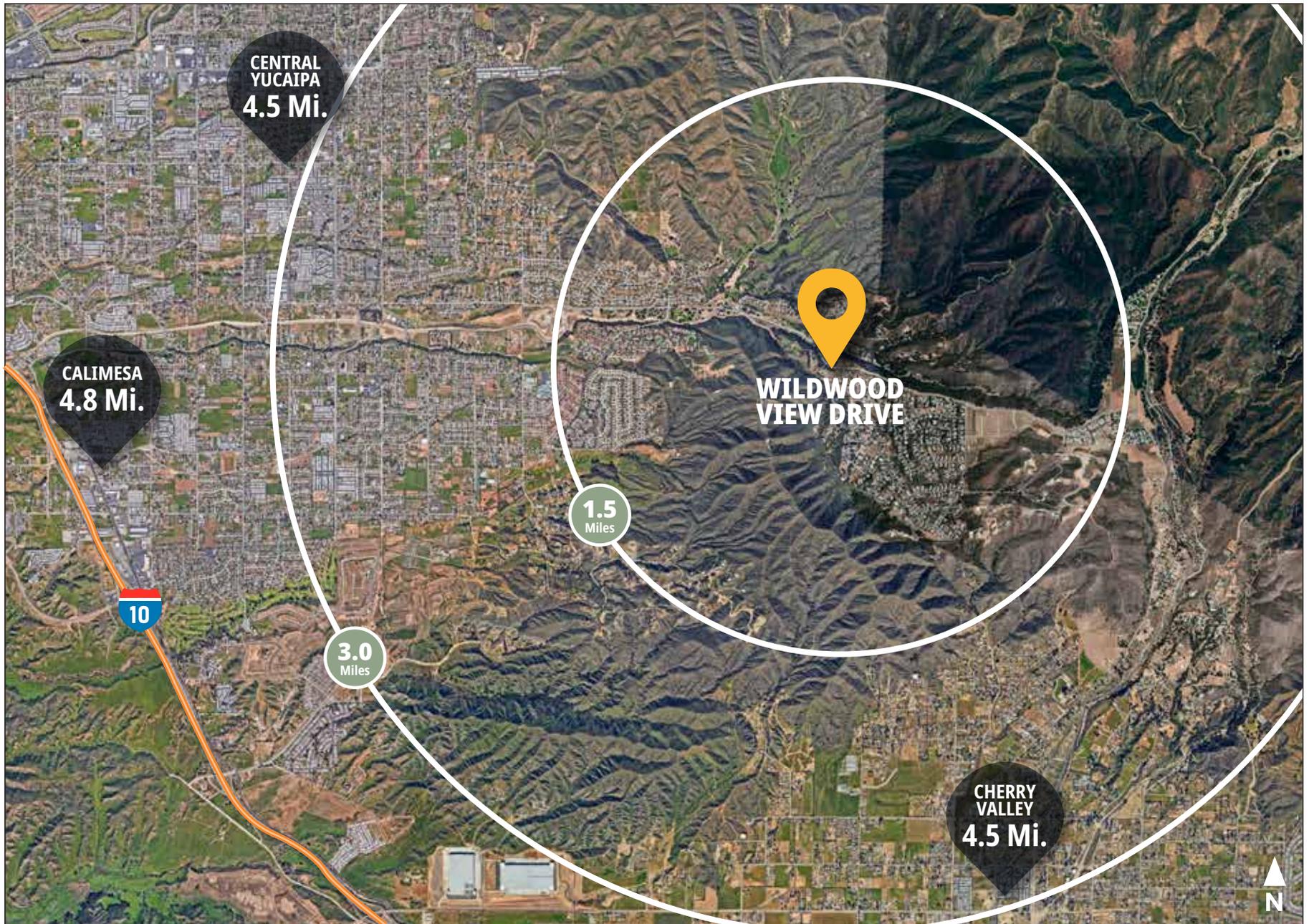
## Aerial Photos



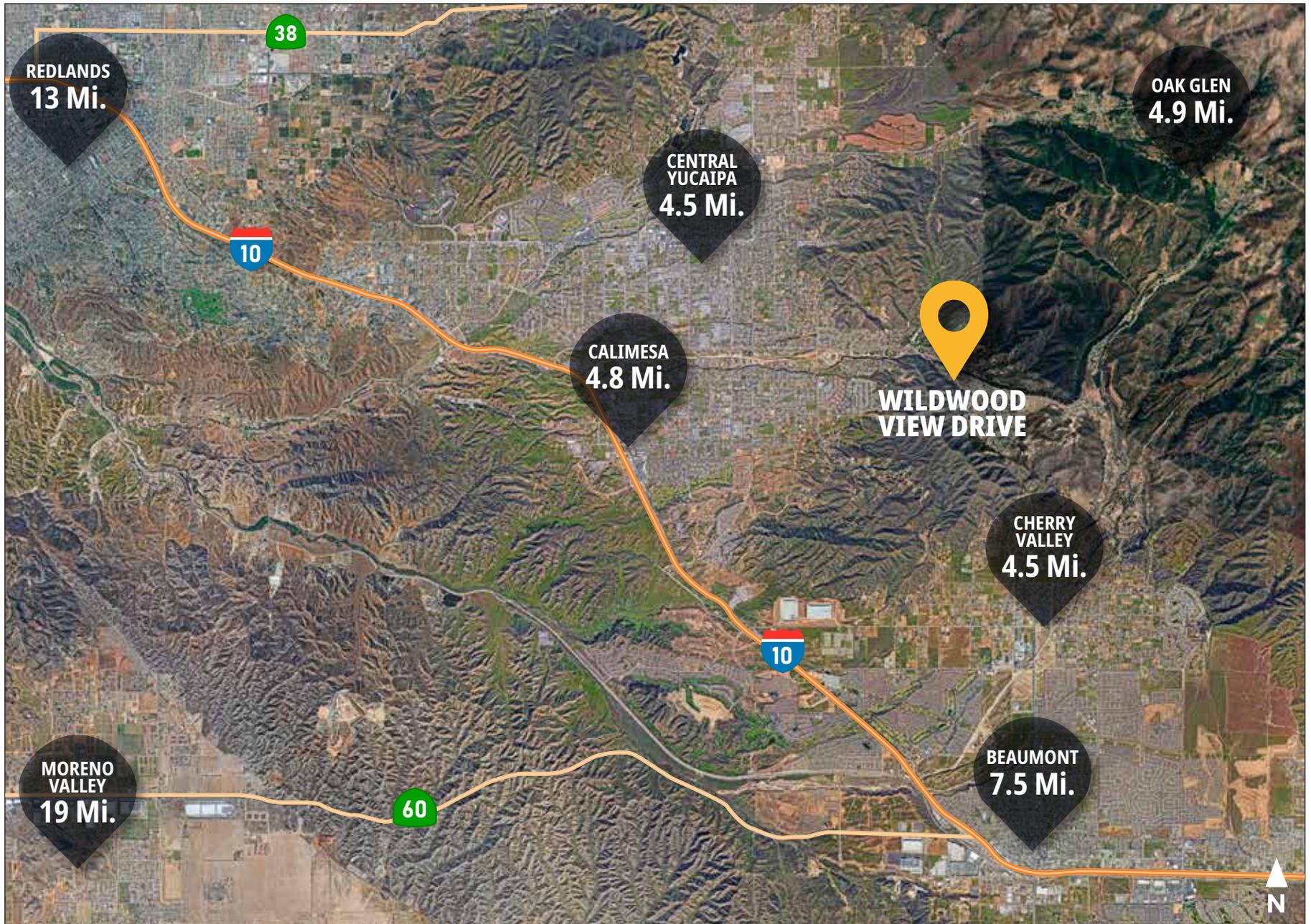
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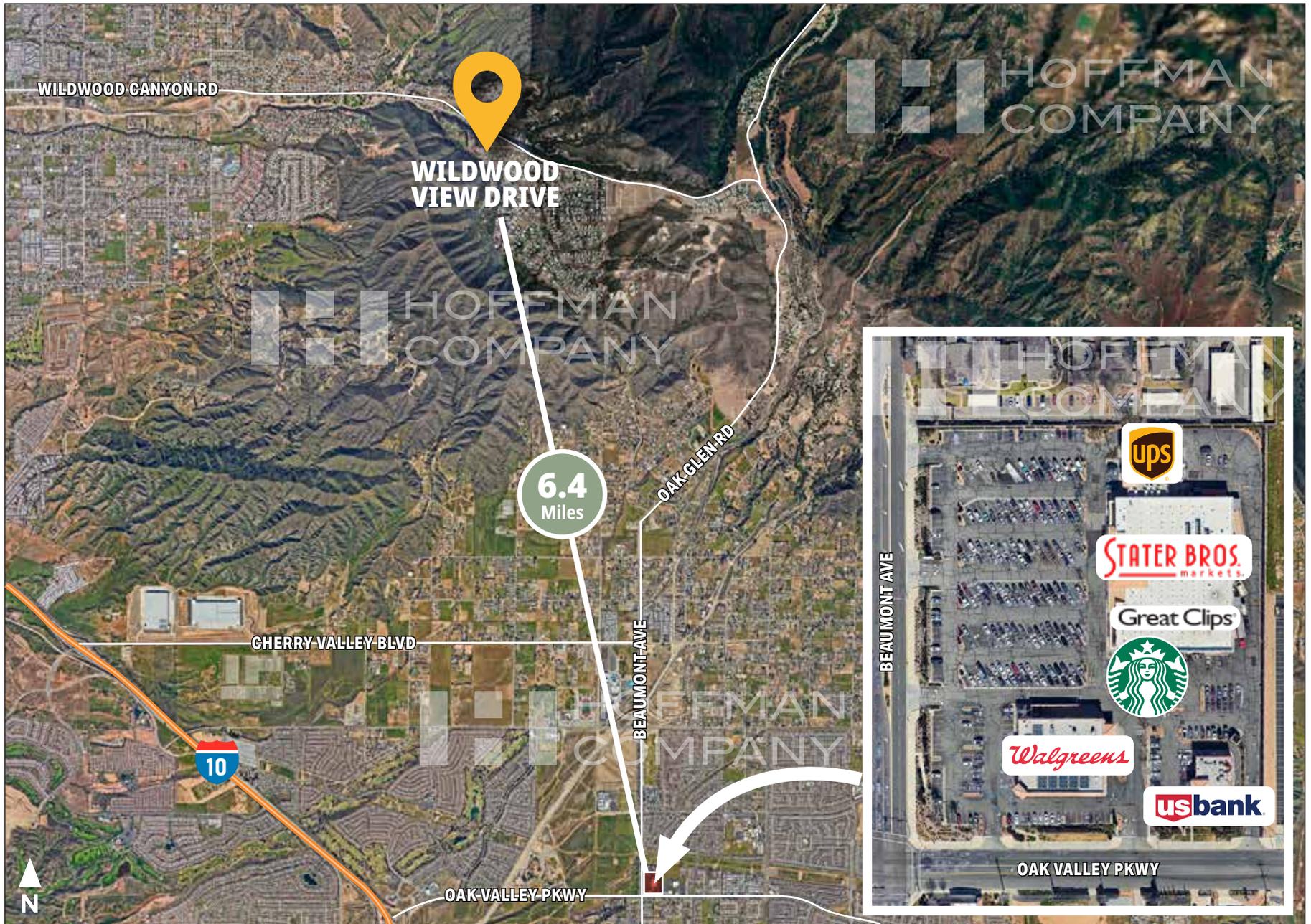
## Vicinity Map (Micro)



## Vicinity Map (Macro)



# Retail Map (Micro)



# Retail Map (Macro)



## Area Designated Schools

Source: GreatSchools.org

### Wildwood Elementary School (TK-5)

35972 Susan St, Yucaipa, CA

Tel (909) 790-8521

Yucaipa-Calimesa Unified School District

### Mesa View Middle School (6-8)

7th Pl & Avenue L, Yucaipa, CA

Tel (909) 790-8008

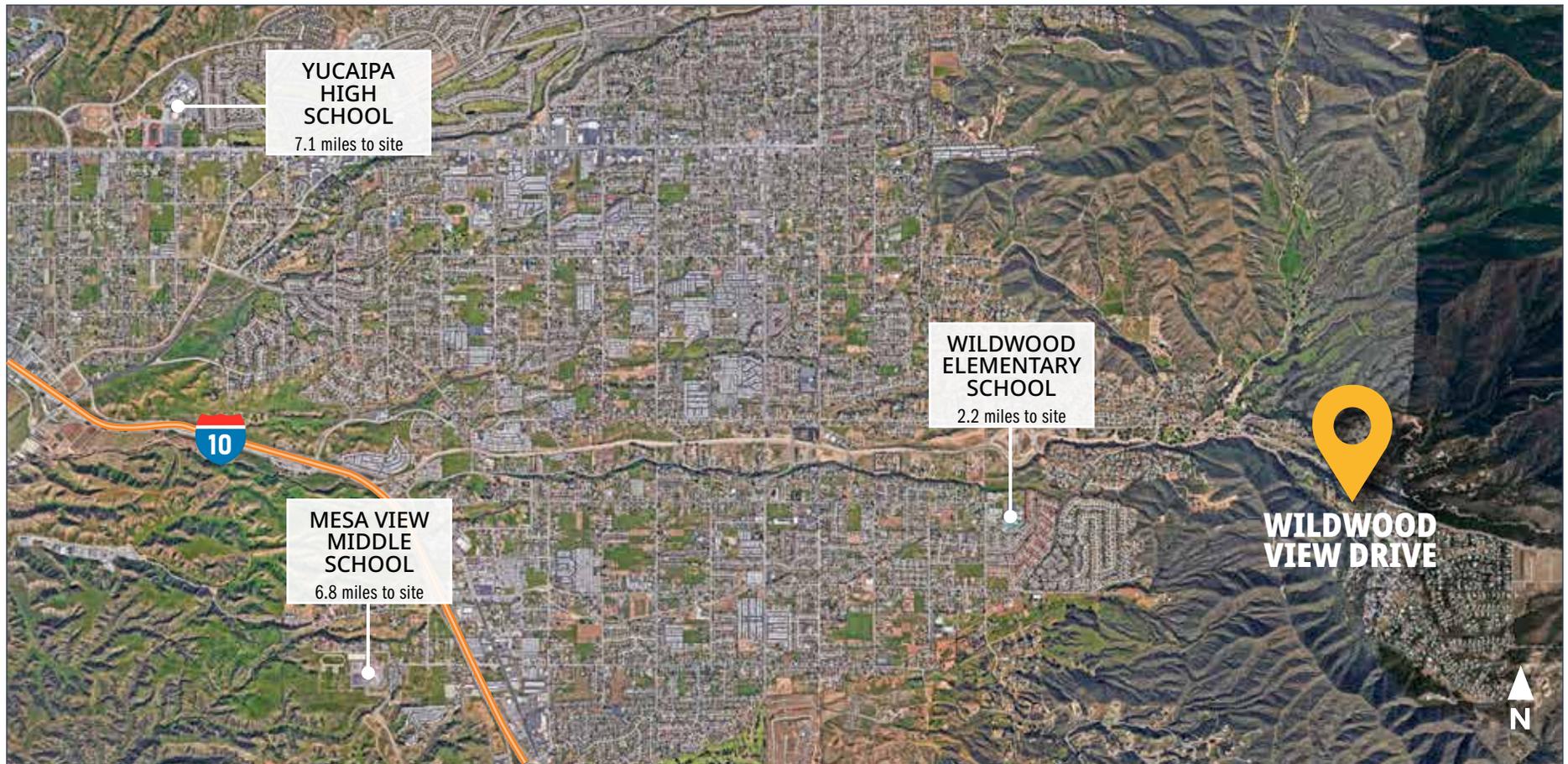
Yucaipa-Calimesa Unified School District

### Yucaipa High School (9-12)

33000 Yucaipa Blvd, Yucaipa, CA

Tel (909) 797-0106

Yucaipa-Calimesa Unified School District



\*School boundaries subject to change.



Area Recreation | Amenities

The map shows the following locations and features:

- YUCAIPA VALLEY WINE COUNTRY:** Callout box featuring a close-up of dark purple grape clusters.
- OAK GLEN:** Callout box featuring four images: a basket of red and yellow apples, a woman holding a child in a vineyard, a tree with vibrant red autumn foliage, and a path through a forest with yellow leaves.
- YUCAIPA REGIONAL PARK:** Callout box featuring three images: a lake with a building, a field of yellow flowers, and a white egret in a tree.
- YUCAIPA PERFORMING ARTS CENTER:** Callout box featuring two images: the exterior of the center and a stage performance at night.
- Wildwood View Drive:** A yellow location pin icon on the map.
- Map Labels:** CARTER ST, OAK GLEN RD, YUCAIPA BLVD, BRYANT ST, WILDWOOD CANYON RD, YUCAIPA, CALIMESA, and WILDWOOD VIEW DRIVE.
- Other Features:** Highway 38, Highway 10, Hoffman Company logo, and a north arrow.



Westerly view from Wildwood View Dr



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## COMPARABLE SALES OF RE-SALE SFR'S

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## Recent Re-Sales Of SFR's In Immediate Area

MAP NO.	SALE DATE	ADDRESS	BLDG SF	LOT SF	LOT AC	BED	BATH	PRICE	\$/FT
1	11/01/23	13487 Oak Mesa Dr	3,540	23,520	0.54	4	3	\$912,000	\$258
2	09/30/24	13511 Oak Hill Court	3,259	23,000	0.53	5	5	\$930,000	\$285
3	08/24/23	37623 Oak Mesa Drive	4,875	24,600	0.56	6	5	\$1,050,000	\$215
4	06/24/24	13645 Mesa Verde Dr	3,927	20,000	0.46	4	3	\$915,000	\$233
5	11/26/24	37420 Ironwood Drive	2,992	24,829	0.57	5	4	\$1,099,000	\$367
6	09/16/24	13751 Pine View Drive	2,540	35,283	0.81	3	2.5	\$950,000	\$374
7	12/20/24	38897 County Line Rod	2,395	23,522	0.54	4	3	\$1,025,000	\$428
								<b>Average</b>	<b>\$309</b>





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