

OFF-MARKET

194 APPROVED LOTS VICTORVILLE CA

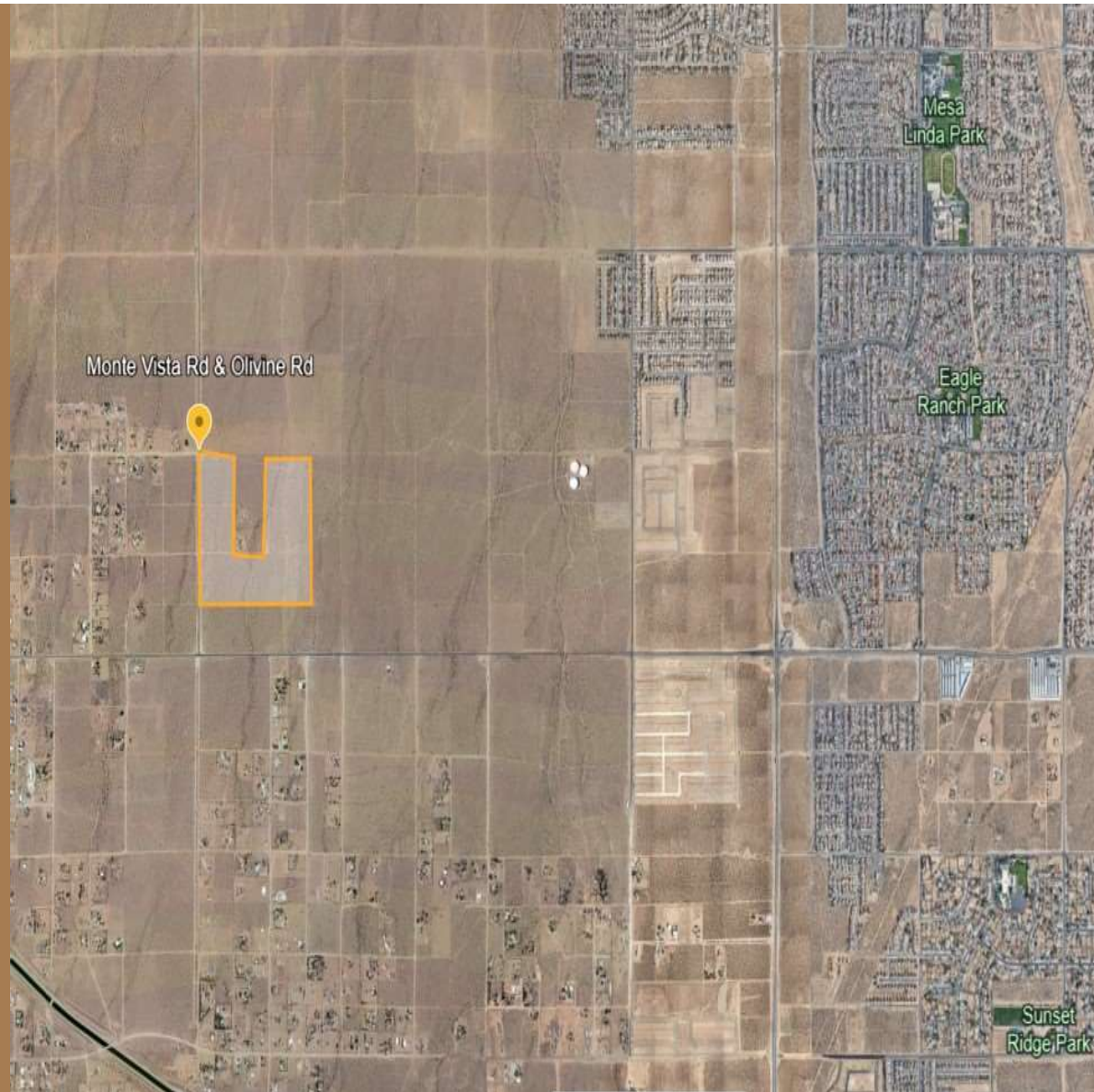
- 194 Approved Lots (Tract 21008)
- +/- 350K Engineering Included
- Snowline School District (Best)
- All Utilities Close to the Property
- Minutes to 395 & 15 Freeways
- Close to Major Employment, Commercial & Logistics Centers

SAXON & CO

REAL ESTATE BROKERAGE & INVESTMENTS

(310) 866.7979

antonio@saxonandcompany.com



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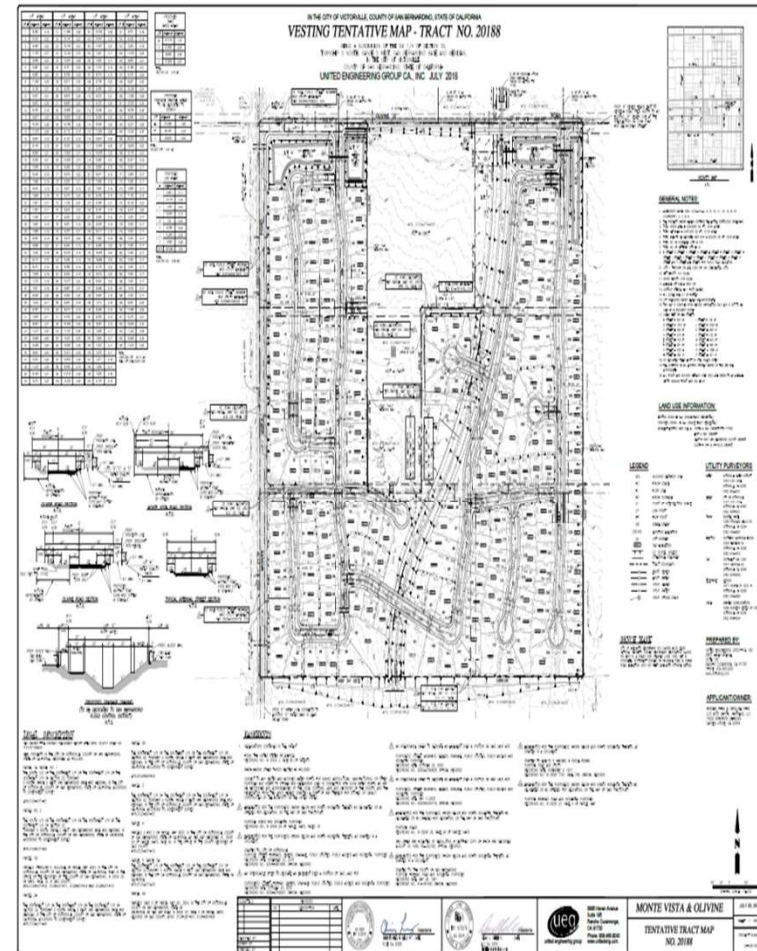
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TTM 20188



Disclaimer: The information contained herein and attached is information provided from sources deemed reliable. We however, do not guarantee any of the information and must disclaim for legal reasons. All information should be independently verified.

PROPERTY HIGHLIGHTS

- Opportunity for investor, developer or homebuilder to acquire 194 approved single-family lots- inclusive of over a 300K of consultant studies, city approvals & agency permits, civil & final engineering: w/ multiple potential exit strategies.
- Located with highly ranked Snowline School District.
- New housing developments- DR Horton, KB Home, Frontier Homes, Legacy, Evergreen, K. Hovnanian & others located within a few miles' radius.
- Several 1000's newer resale homes are within one-half mile of the Property.
- Minutes' drive to Highway 395, US Interstate 15 and major commercial centers.
- 130,000 Avg Daily Traffic Count (AADT) at Highway 395 & Palmdale Road.
- Located within 30 to 45-minute drive to major employment centers in the San Bernardino, Riverside & Los Angeles counties

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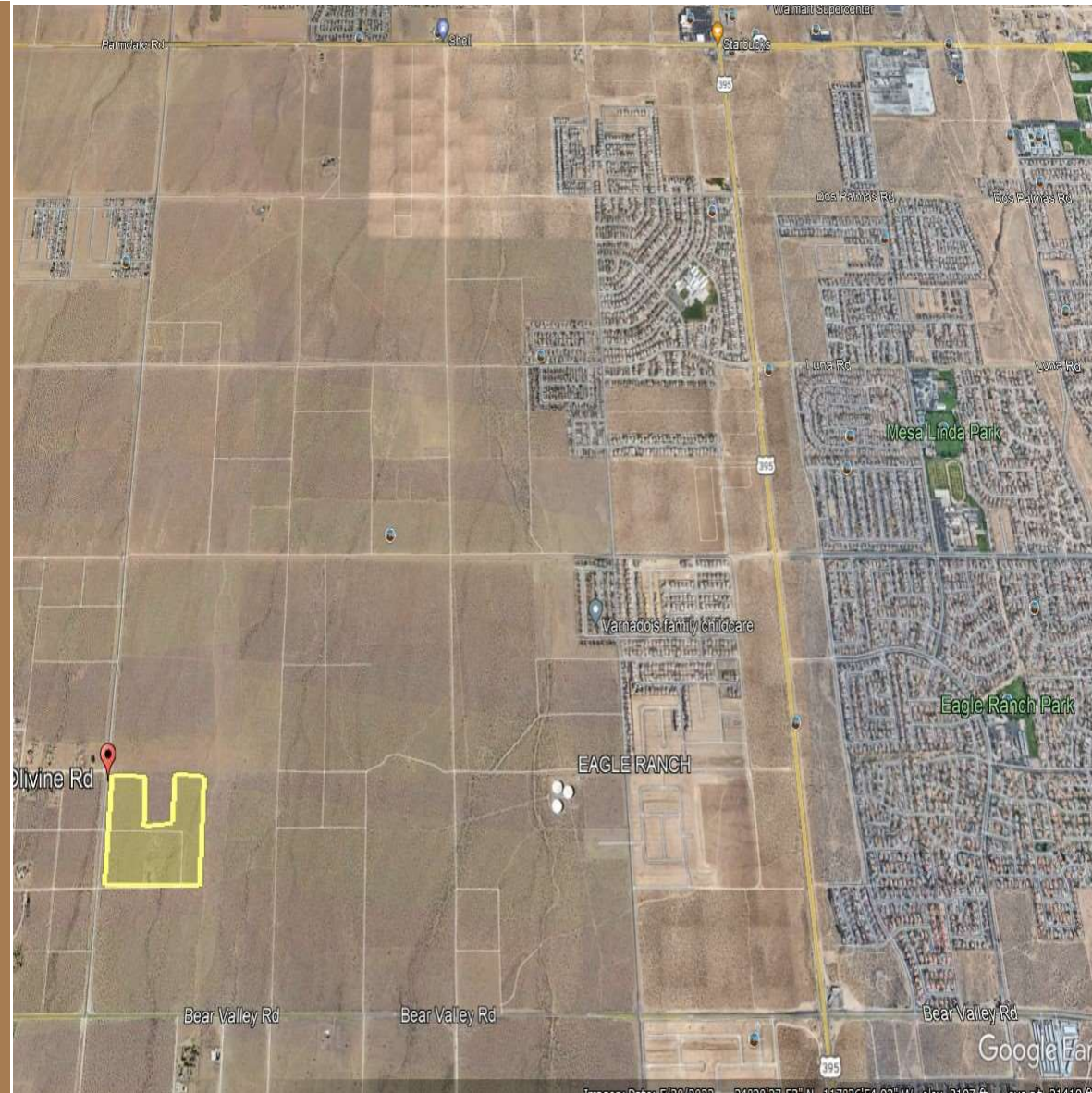
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III COMMUNITY OVERVIEW

LIVE HERE

17

Victor Valley, CA

Victorville lies at the heart of Southern California attractions, from beautiful beaches on the Pacific coast to hiking, camping and skiing in the San Bernardino mountains. Outdoor activity is a mainstay in weather-friendly Victorville. Year-round moderate temperatures make it perfect for swimming, golf, team sports and children’s activities.

NOTABLE RESORTS INCLUDE:

- Bear Mountain Resort
- Lake Arrowhead Village
- Mount Baldy Ski Area
- Mountain High Resort
- Snow Summit
- Snow Valley Mountain Resort



DINING

Over the past year alone, Victor Valley has seen an increase in restaurants and local breweries expanding from the Los Angeles area. Oak Hills Brewing Company, one of the most popular spots in Hesperia, hosts trivia night every week



RECREATION

Victor Valley is in a prime location for those who love the outdoors. Whether it’s a weekend trip to Big Bear Lake or kayaking on Hesperia Lake, the valley offers it all.



ARTS

With over four schools in the Victor Valley dedicated to art, residents are able to express their creative side by registering for classes at the schools, participate in local poetry readings, and even how case their work at local farmer’s markets.



EMPLOYMENT

Victor Valley’s top employers include Southern California Logistics Airport, Victor Valley College (seen a bove), and Desert Valley Hospital. Residents also benefit to the short commute times on Interstate 15 to cities like Fontana.

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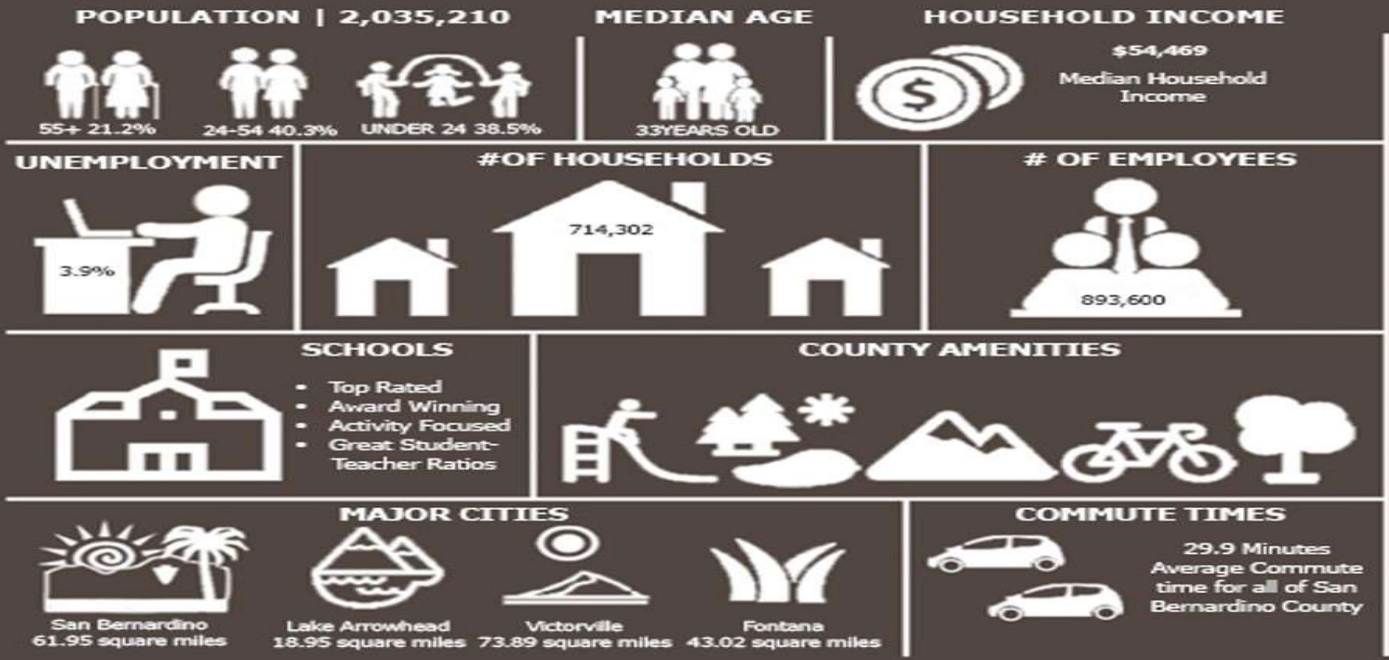
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III COMMUNITY OVERVIEW

DEMOGRAPHICS

DEMOGRAPHICS | SAN BERNARDINO COUNTY



MISSION STATEMENT
The mission of County of San Bernardino is to satisfy its residents by providing its service that promotes the health, safety, well being, and quality of life of its residents according to the County Charter, general laws, and the will of the people it serves.

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