

20 ACRES RESIDENTIAL (EXPIRED 400 UNITS) | VICTORVILLE CA



(310) 866.7979
antonio@saxonandcompany.com

SAXON & CO
REAL ESTATE BROKERAGE & INVESTMENTS

PROPERTY HIGHLIGHTS

- Mid/High Density Residential Development Opportunity.
- Expired Approval for 400 Multi-Family Units/Apartments.
- Includes +/-300K Engineering, Studies, Reports & Permits.
- Located in Highly Ranked Snowline Unified School District.
- Close to New Home Building- DR Horton, KB Home & Lennar.
- Historically Low Home Supply in the Victorvalley Market.
- Short Commute to Major Employment Centers- Los Angeles, San Bernardino & Riverside Counties.

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LOCATION:

VICTORVILLE: LOCATED DIRECTLY WEST OF HIGHWAY 395, SOUTH OF HIGHWAY 18 & NORTH OF LA MESA STREET

ENTITLEMENT:

EXPIRED 400 UNITS (SP 06 037): THE PROPERTY WAS APPROVED FOR 400 UNITS

ENGINEERING IMPROVEMENTS & GRADING: NONE.

ZONING:

RESIDENTIAL

RESIDENTIAL (R-4) HIGH DENSITY (EXPIRED APPROVAL FOR 400 UNITS)

SCHOOLS:

SNOWLINE UNIFIED SCHOOL DISTRICT

UTILITIES:

Water & Sewer:

VICTORVILLE

Gas & Electric:

EDISON & SOUTHWEST GAS

Telephone:

N/A

TV/Cable:

CHARTER

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I OPPORTUNITY OVERVIEW

LOCATION

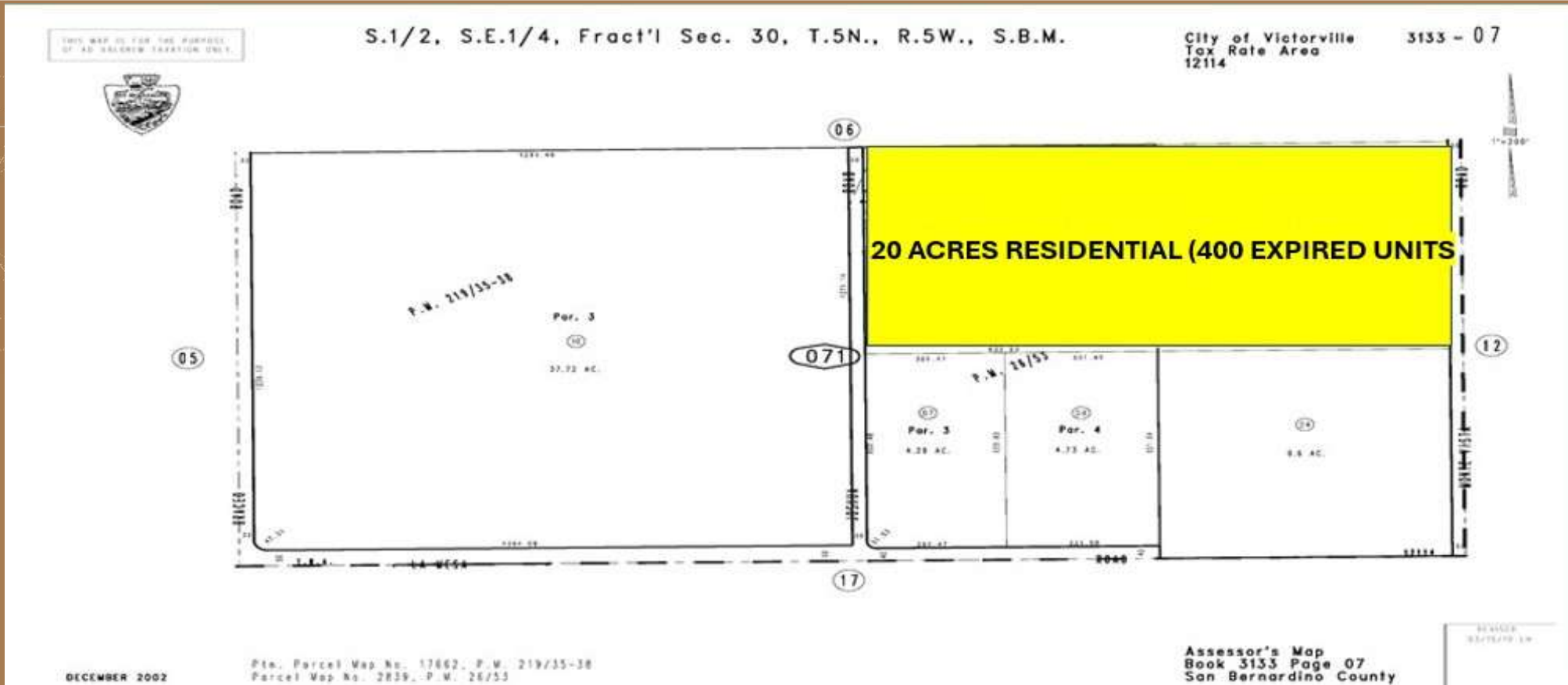
Located just west of Highway 395, south of Palmdale Road (Highway 18) and just north of La Mesa Road.



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TABLE OF CONTENTS

- I. Opportunity Overview**
- II. Development Overview**
- III. Community Overview**
- IV. Market Overview**

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I

OPPORTUNITY OVERVIEW



April 25, 2006

Serrano
APARTMENT COMMUNITY
VICTORVILLE, CALIFORNIA
AMERICAN HERITAGE COMMUNITIES

EXCELLENCE
IN REAL ESTATE
SERVICES
2006
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IV

MARKET OVERVIEW



TWO STORY
EXTERIOR LOOP ROAD
BUILDING

SECOND LEVEL

Serrano
APARTMENT COMMUNITY
VICTORVILLE, CALIFORNIA
AMERICAN HERITAGE COMMUNITIES

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MARKET OVERVIEW

COMPETITIVE MARKET AREA

01

STONE BRIAR BY FRONTIER HOMES

02

DIAMOND RIDGE BY FRONTIER HOMES

03

FALCON RIDGE BY KB HOME

04

JUNIPER AT SILVERSTONE BY D.R. HORTON

05

SUN CITY APPLE VALLEY BY DEL WEBB

06

SKYHAVEN II BY EVERGREEN HOMES

07

SPRINGFIELD BY LEGACY HOMES

08

LEGACY COLLECTION BY VISTA PACIFIC HOMES

09

WILDFLOWER AT LAS HACIENDAS BY KB HOME

10

AGAVE POINTE AT SILVERSTONE BY EXPRESS HOMES (BY D.R. HORTON)

11

AMBER BY LEGACY HOMES

12

MOUNTAIN VIEW BY LEGACY HOMES



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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 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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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 above), and Desert Valley Hospital. Residents also benefit to the short commute times on Interstate 15 to cities like Fontana.

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BRIGHTLINE WEST- HIGH SPEED RAIL



Location Map



Route of proposed HDC High Speed Rail line in context with Brightline West and California High Speed Rail

High Desert Corridor Joint Powers Agency

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DISCLAIMER:

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Neither Owner nor Broker nor any of their respective officers, agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

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This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker; and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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