

# 20 ACRES RESIDENTIAL (EXPIRED 400 UNITS) | VICTORVILLE CA



**(310) 866.7979**  
**[antonio@saxonandcompany.com](mailto:antonio@saxonandcompany.com)**

**SAXON & CO**  
REAL ESTATE BROKERAGE & INVESTMENTS

## **20 ACRES RESIDENTIAL (EXPIRED 400 UNITS) VICTORVILLE CA**

### **PROPERTY HIGHLIGHTS**

- **Mid/High Density Residential-For Rent or Sale-Development**
- **Expired Approval for 400 Multi-Family Units/Apartments**
- **Includes +/-350K Engineering, Studies, Reports & Permits**
- **Next to New KB Home Community Opening January 2026**
- **Located in Highly Ranked Snowline Unified School District**
- **Close to New Home Building- DR Horton, KB Home & Lennar**
- **Close to Major Employment- LA, Orange & Riverside Counties**

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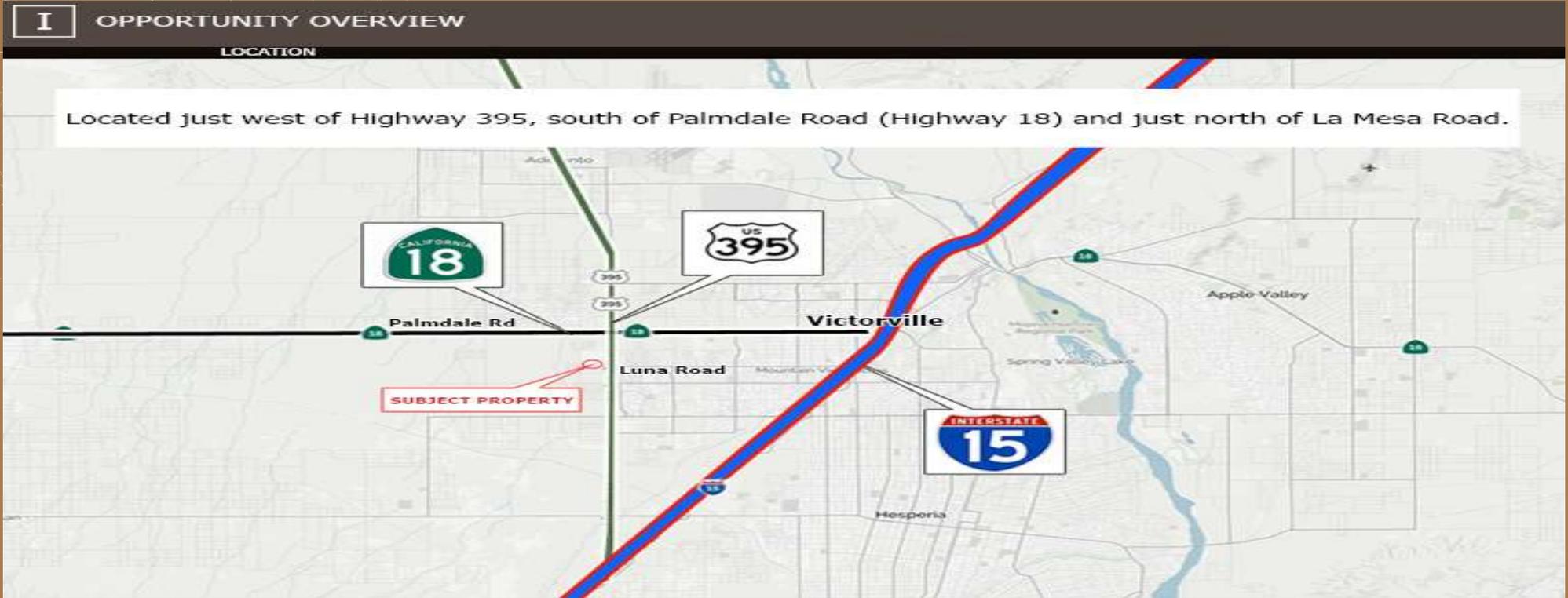
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## REGIONAL MAP



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## RECENT NEW HOME COMMUNITIES- VICTORVILLE CA



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## LOCATION:

WEST VICTORVILLE: PROPERTY IS LOCATED DIRECTLY SOUTH OF THE SIGNALIZED INTERSECTION OF HIGHWAY 18 (PALMDALE ROAD) AND MONTE VISTA, WEST OF HIGHWAY 395 AND NORTH OF BEAR VALLEY ROAD. HIGHWAY 395 IS LESS THAN 1/2 MILE AWAY AND 15 FREEWAY IS LESS THAN 2 MILES FROM THE PROPERTY

## ENTITLEMENT:

### TENTATIVE MAP AND SITE PLAN (SP-06-037):

- APPROVED FOR 400 GARDEN STYLE APARTMENT UNITS (NOW EXPIRED)
- OVER 350K ENGINEERING, STUDIES, REPORTS & PERMIT COME WITH THE PROPERTY

## ZONING:

HIGH DENSITY (R-4)  
RESIDENTIAL

DOWNZONE TO RESIDENTIAL PLANNED DEVELOPMENT (RPD) 4500 SQFT  
MIN OR RESIDENTIAL (R-1) 7000 SQFT MIN LOTS

## SCHOOLS:

SNOWLINE UNIFIED SCHOOL DISTRICT

## UTILITIES:

WATER/SEWER:

CITY OF VICTORVILLE

ELECTRIC/GAS:

EDISON & SOUTHWEST GAS

CABLE/TV:

CHARTER/SPECTRUM

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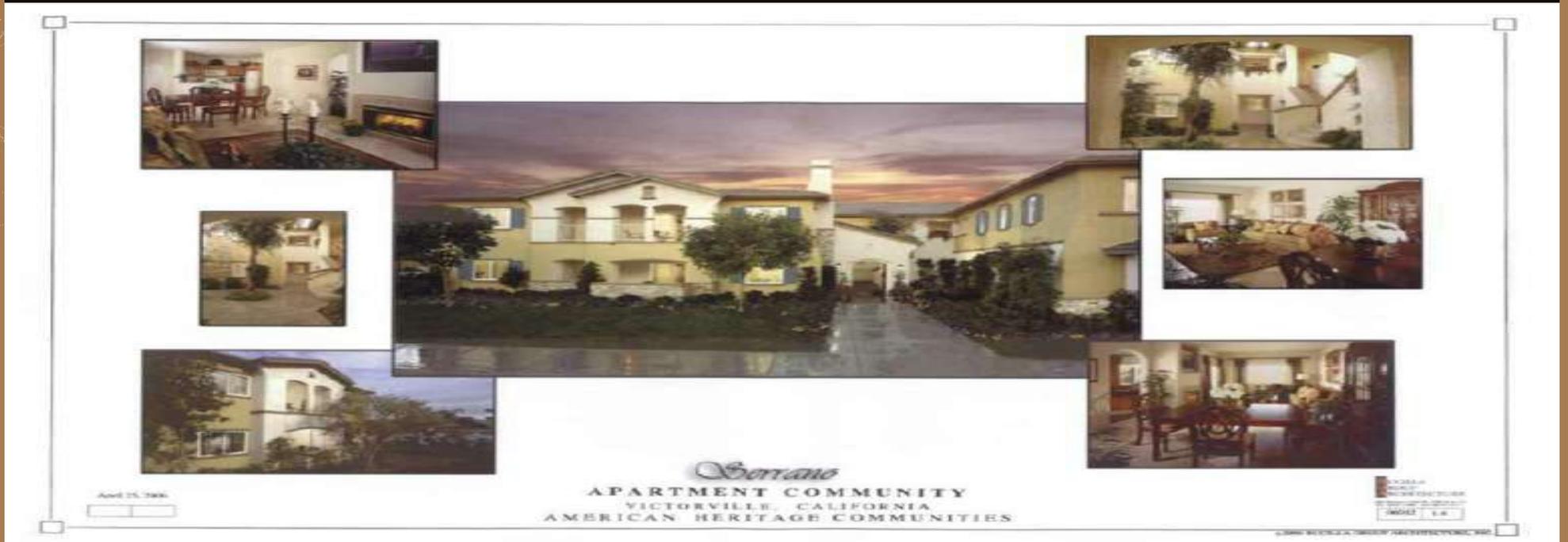
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## EXPIRED 400 UNITS GARDEN STYLE APARTMENTS-VICTORVILLE CA

### I OPPORTUNITY OVERVIEW



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# 20 ACRES RESIDENTIAL (EXPIRED 400 UNITS) VICTORVILLE CA BUILDING ARCHITECTURE PLAN

## IV MARKET OVERVIEW



TWO STORY  
EXTERIOR LOOP ROAD  
BUILDING

SECOND LEVEL

*Serrano*  
APARTMENT COMMUNITY  
VICTORVILLE, CALIFORNIA  
AMERICAN HERITAGE COMMUNITIES

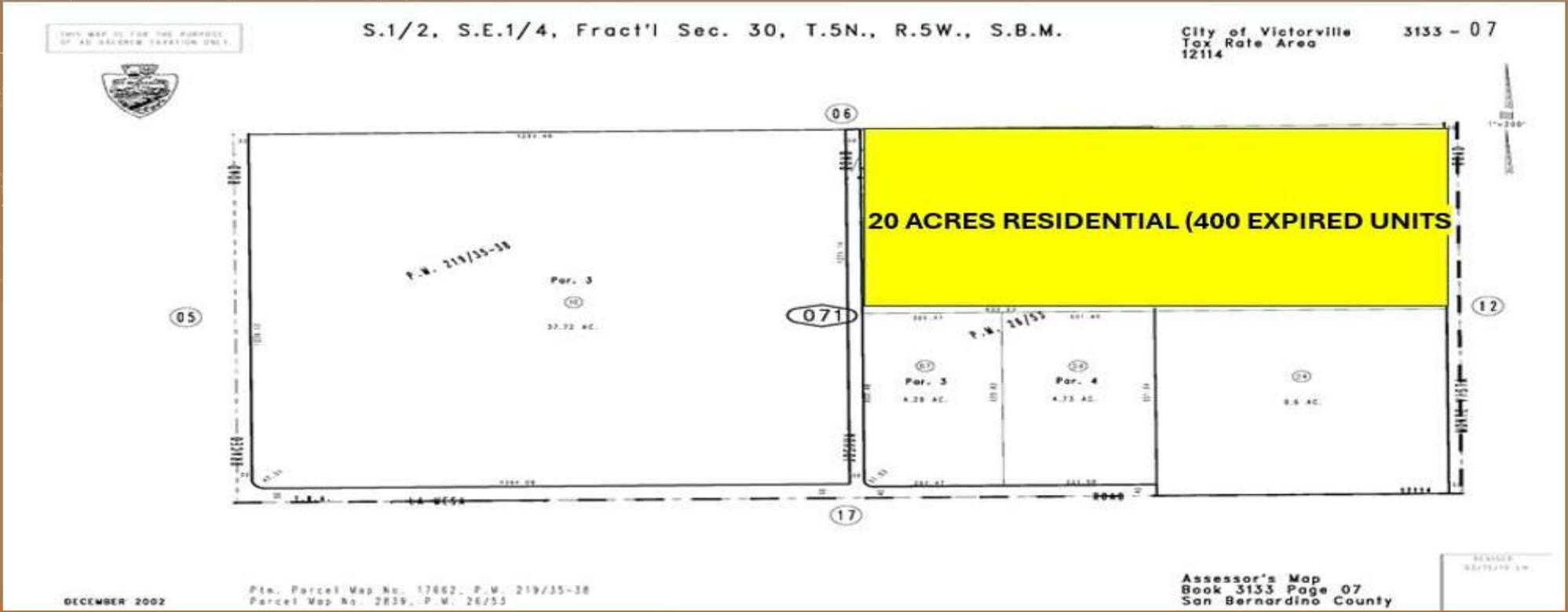
SCALE  
1/8" = 1'-0"  
DATE  
2008.03.06

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## PARCEL MAP



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## BRIGHTLINE WEST- HIGH SPEED RAIL



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

High Desert Corridor Joint Powers Agency

Location Map



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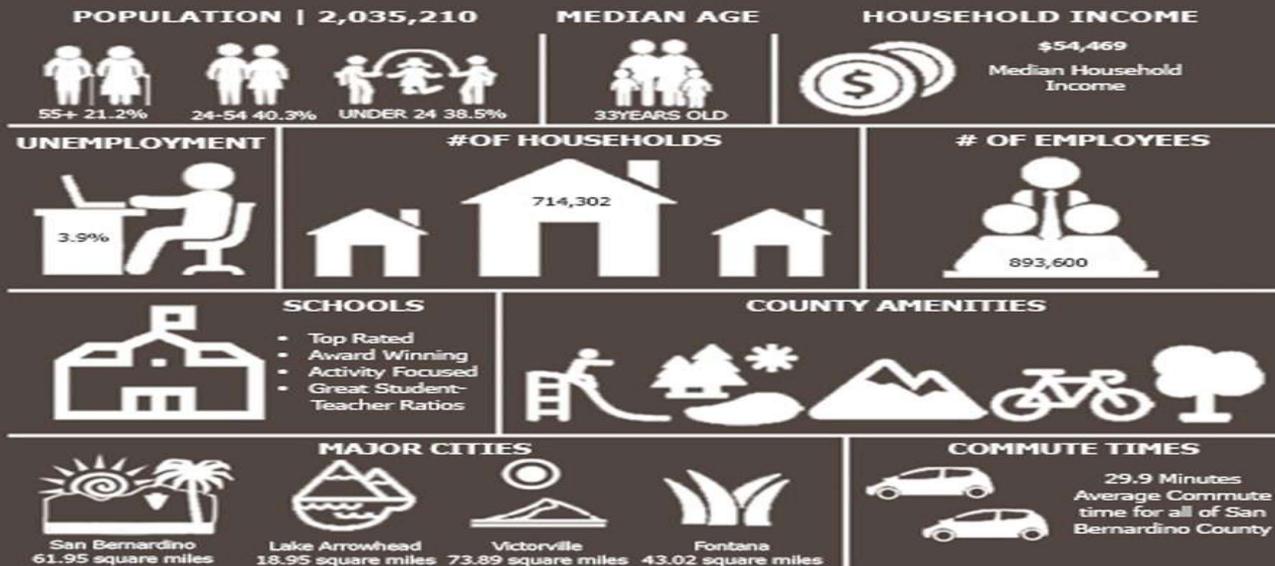
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## DEMOGRAPHICS- SAN BERNARDINO COUNTY

### 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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## COMMUNITY OVERVIEW - VICTOR VALLEY CA

### 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 showcase 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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## SAXON & COMPANY BROKER DISCLOSURE

**BROKERAGE DISCLOSURE** Saxon & Company may act as seller's agent for more than one prospective buyer on this property. Any prospective buyer requesting Saxon & Company Land to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships as with other prospective buyers. Pursuant to S.B. 1171, all offers on real estate in the State of California are required to be accompanied by an executed version of the Brokerage Disclosure Forms. Please fill out the forms and return them with your offer.

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