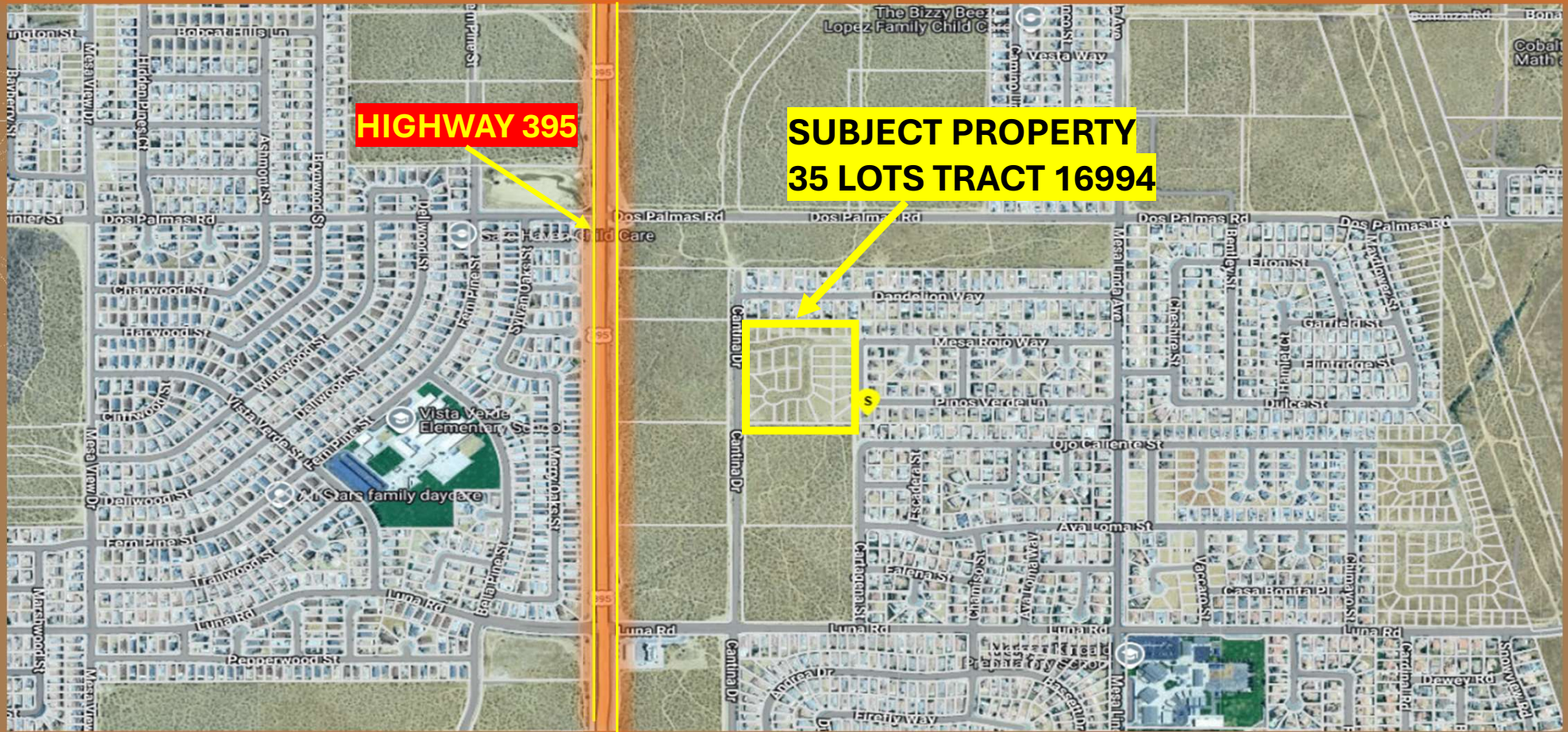


35 DEVELOPED RESIDENTIAL LOTS (TRACT 16994) | VICTORVILLE CA



(310) 866.7979
antonio@saxonandcompany.com

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PROPERTY HIGHLIGHTS

- **35 DEVELOPED RESIDENTIAL (R-1, 7000 SQFT MIN) LOTS (TR 16994)**
 - **27 RECORDED, GRADED/BLEU TOPPED LOTS**
 - **8 PARTIALLY IMPROVED (TR 16994) RESIDENTIAL LOTS**
- **INCLUDES +/-500K ENGINEERING, PLANS & APPROVALS**
- **ALL UTILITIES ADJACENT TO & INSTALLED TO PROPERTY BOUNDARY**
- **A+ LOCATION-NEXT TO NEW HOME BUILDING: DR HORTON, RICHMOND AMERICAN, PACIFIC COMMUNITIES, LGI, LEGACY & KB HOME**
- **CLOSE TO MAJOR EMPLOYMENT & LOGISTICS HUBS: LOS ANGELES, VEGAS, RIVERSIDE, SAN BERNARDINO & SAN DIEGO**

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JUST LISTED

35 DEVELOPED LOTS (TR 16994) VICTORVILLE CA

- 27 RESIDENTIAL GRADED/BLEUE TOPPED & 8 PARTIALLY DEVELOPED LOTS
- FINAL ENGINEERING & WATER PLANS APPROVED
- UTILITIES & STREETS INSTALLED FOR 8 PARTIALLY DEVELOPED LOTS & AT THE PROPERTY BOUNDARY ON THE 27 BLUE TOPPED LOTS

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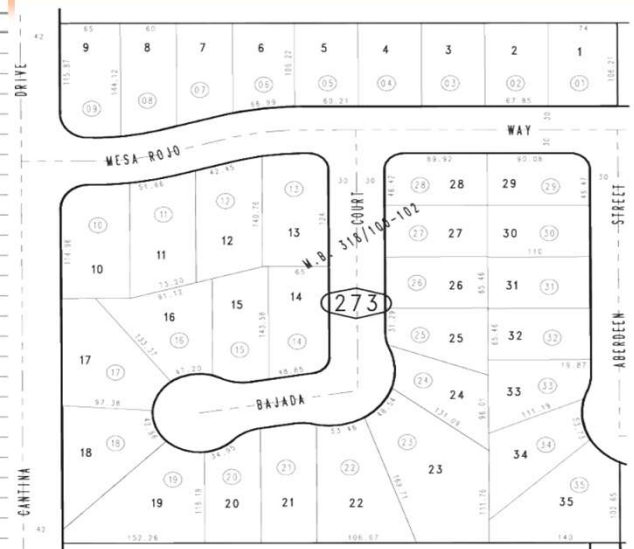
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TRACT 16994			
LOT	SIZE	LOT	SIZE
1	7,859	26	7,201
2	7,205	27	7,201
3	7,204	28	7,140
4	7,203	29	7,147
5	7,203	30	7,201
6	7,200	31	7,201
7	7,330	32	7,201
8	8,562	33	7,339
9	9,546	34	8,292
10	10,199	35	12,107
11	9,815		
12	9,558		
13	9,682		
14	8,659		
15	8,042		
16	9,399		
17	11,665		
18	10,385		
19	12,952		
20	7,547		
21	8,975		
22	12,037		
23	16,590		
24	7,370		
25	7,202		



35 DEVELOPED RESIDENTIAL LOTS (TR 16994) | VICTORVILLE CA

LOCATION:

VICTORVILLE : EAST OF HIGHWAY 395, SOUTH OF DOS PALMAS, BETWEEN MESA LINDA AVENUE & CANTINA DRIVE

ENTITLEMENT:

TRACT MAP: RECORDED TRACT MAP (TR 16994). APNS 3096-271-01 THRU 35

GRADING/ IMPROVEMENTS : PROPERTY IS A TOTAL OF 35 LOTS- 27 ROUGH GRADED/BLEU TOPPED AND 8 WITH PARTIAL IMPROVEMENTS INSTALLED TO THE LOT FRONTING ABERDEEN STREET

ZONING:

RESIDENTIAL ZONING: R-1 7000 SQUARE FOOT MINIMUM LOTS SIZE

SCHOOLS:

VICTORVILLE UNIFIED SCHOOL DISTRICT

UTILITIES:

WATER/SEWER/FIRE:

CITY OF VICTORVILLE

ELECTRICITY:

SOUTHERN CALIFORNIA EDISON

GAS:

SOUTHWEST GAS

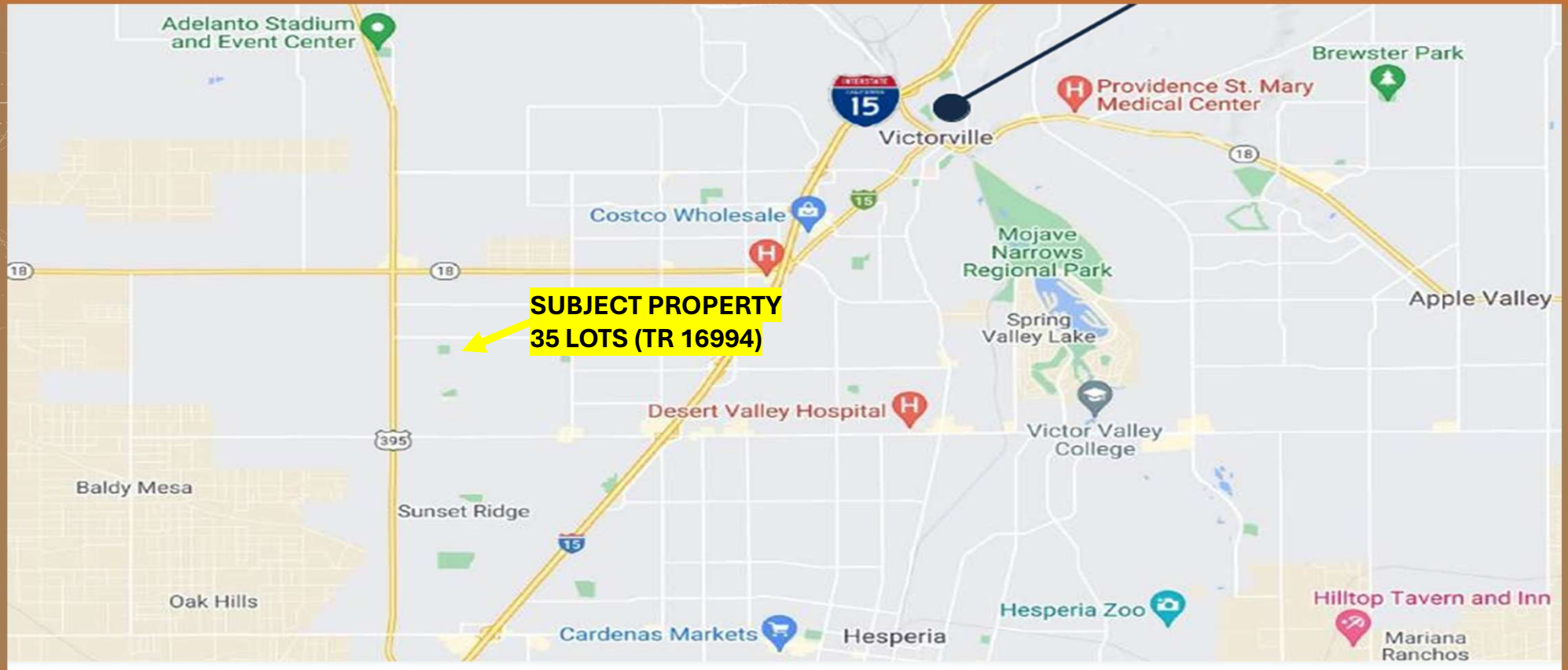
TV/CABLE:

CHARTER/SPECTRUM

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35 DEVELOPED RESIDENTIAL LOTS (VTTM 16994) | VICTORVILLE CA



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35 DEVELOPED RESIDENTIAL LOTS (TR 16994) | VICTORVILLE CA

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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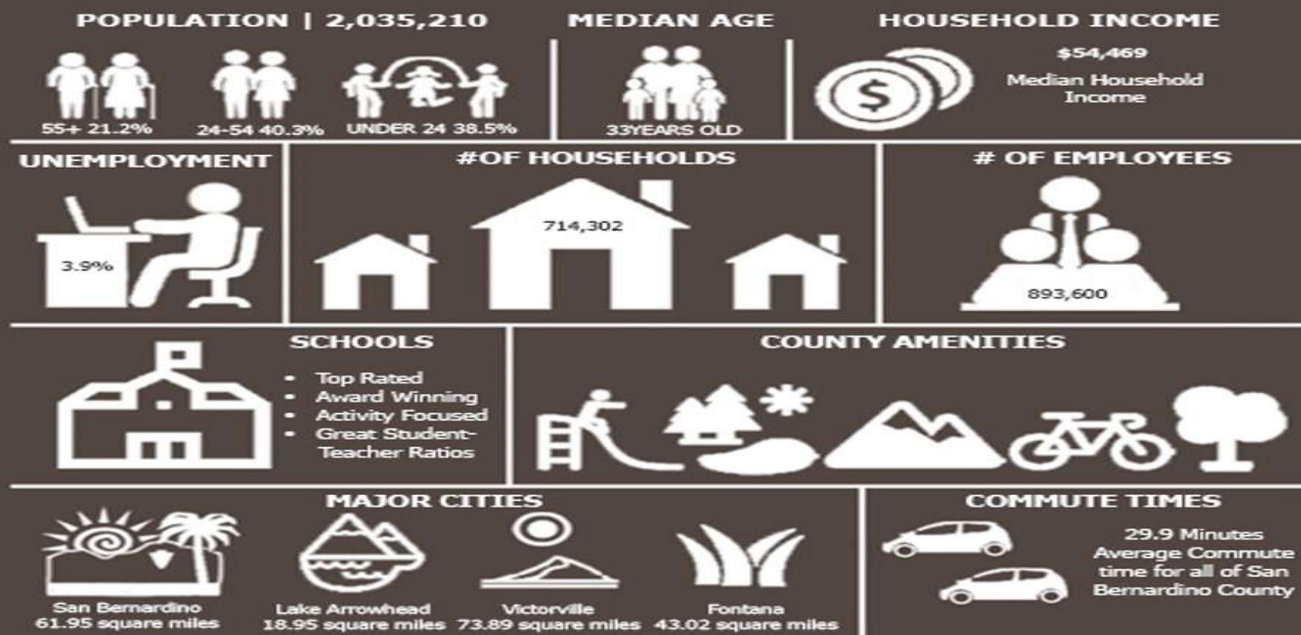
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35 DEVELOPED RESIDENTIAL LOTS (TR 16994) | VICTORVILLE CA

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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DEMOGRAPHICS SUMMARY

SAN BERNARDINO COUNTY PROFILE

POPULATION:	2,196,314
HOUSEHOLDS:	645,058
UNEMPLOYMENT RATE:	7.2 %
EMPLOYED WORKFORCE:	954,000
TOP EMPLOYERS:	County of San Bernardino, Stater Bros., San Bernardino County Superintendent of Schools, Loma Linda University Health, Top Flight Assistance, IEHP-Inland Empire Health Plan, Citizens Business Bank, Fedex Ground, Loma Linda University Med Ctr, Ontario International Airport, San Bernardino County Sheriff
HOMEOWNERSHIP RATE:	61.1%
MEDIAN HOME PRICE:	\$535,000
MEDIAN HOUSEHOLD INCOME:	\$77,423

CITY OF VICTORVILLE PROFILE

POPULATION:	140,279
HOUSEHOLDS:	36,647
UNEMPLOYMENT RATE:	10.3 %
EMPLOYED WORKFORCE:	42,400
TOP EMPLOYERS:	Southern California Logistics Airport, Victor Valley College, Desert Valley Hospital, Verizon, Victor Valley Union High School District, Victor Elementary School District, Federal Correctional Complex, Walmart, Victor Valley Community Hospital
HOMEOWNERSHIP RATE:	59.7%
MEDIAN HOME PRICE:	\$460,000
MEDIAN HOUSEHOLD INCOME:	\$65,746

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35 DEVELOPED RESIDENTIAL LOTS (TR 16994) | VICTORVILLE CA

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