

26 GRADED RESIDENTIAL LOTS (TR 15394) | VICTORVILLE CA



(310) 866.7979
antonio@saxonandcompany.com

SAXON&CO
REAL ESTATE BROKERAGE & INVESTMENTS

PROPERTY HIGHLIGHTS

[CLICK HERE: OFFERING MEMO LINK 26 GRADED LOTS](#)

- 26 RESIDENTIAL GRADED (BLUE TOPPED) LOTS (R-1, 7000 SQFT MIN)
 - 26 RECORDED FINAL MAP LOTS (TR 15394)
 - ALL UTILITIES ADJACENT TO & INSTALLED TO PROPERTY BOUNDARY
 - NO INTRACT UTILITIES INSTALLED
 - 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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OFF-MARKET

26 GRADED LOTS (TR 15394) VICTORVILLE CA

- 26 RESIDENTIAL GRADED/BLEUE TOPPED LOTS
- 26 RECORDED FINAL MAP LOTS
- UTILITIES & STREETS INSTALLED TO PROPERTY BOUNDARY
- CONTACT BROKER FOR ADDITIONAL INFORMATION

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LOT #	APNs
1	3072-341-23
2	3072-341-24
3	3072-341-25
4	3072-341-26
5	3072-341-27
6	3072-341-28
7	3072-341-29
8	3072-341-30
9	3072-341-31
10	3072-341-32
11	3072-341-33
12	3072-341-34
13	3072-341-35
14	3072-341-36
15	3072-341-37
16	3072-341-38
17	3072-341-39
18	3072-341-40
19	3072-341-41
20	3072-341-42
21	3072-341-43
22	3072-341-44
23	3072-341-45
24	3072-341-46
25	3072-341-47
26	3072-341-48

inch = 120 Feet
120 240

APN : 3072-341-23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48



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LOCATION:

VICTORVILLE : EAST OF HIGHWAY 395, SOUTH OF BEAR VALLEY ROAD, BETWEEN TOPAZ & COBALT ROADS

ENTITLEMENT:

TRACT MAP: RECORDED TRACT MAP (TR 15394). APNS 3072-341-23 THRU 48

GRADING/ IMPROVEMENTS : PROPERTY IS A TOTAL OF 26 ROUGH GRADED/BLEU TOPPED LOTS WITH UTILITIES INSTALLED TO THE NORTH PROPERTY BOUNDARY, SOUTH OF SAMPRISI LANE

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

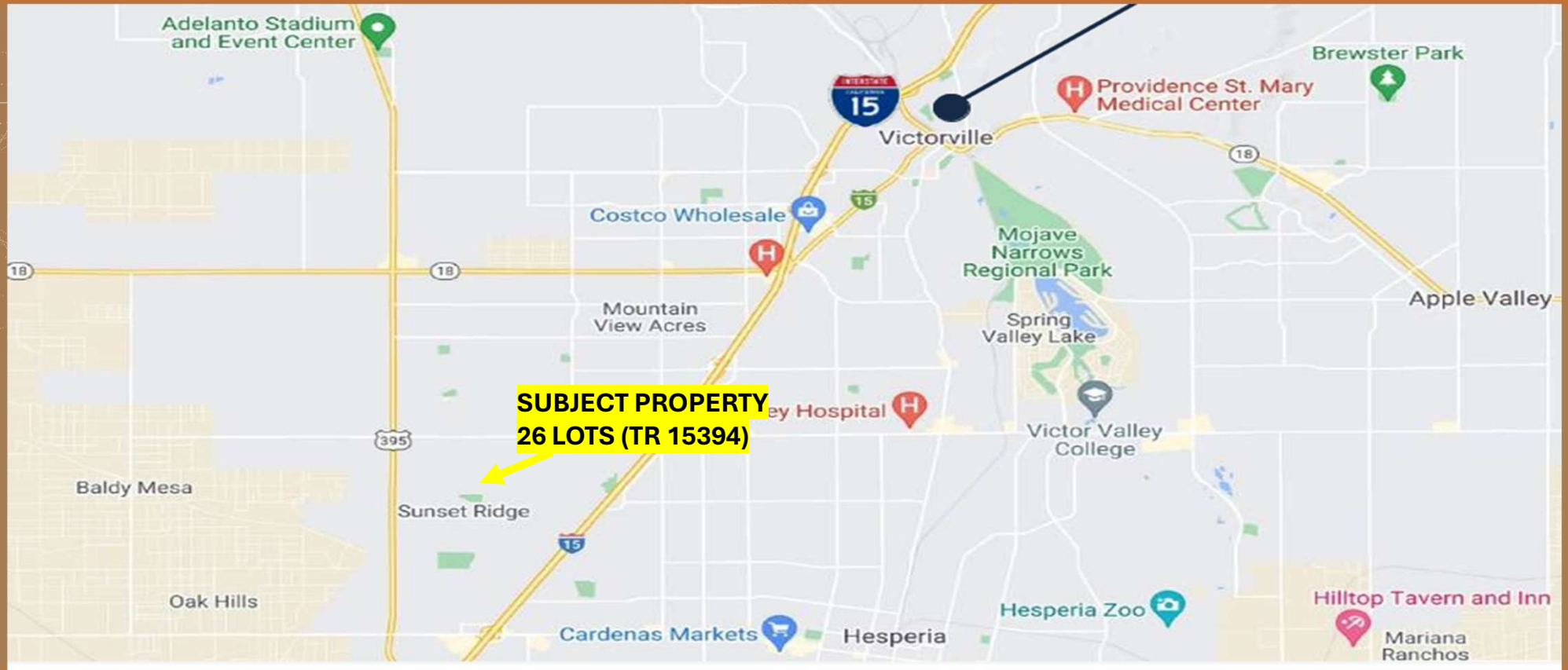
GAS: SOUTHWEST GAS

TV/CABLE: CHARTER/SPECTRUM

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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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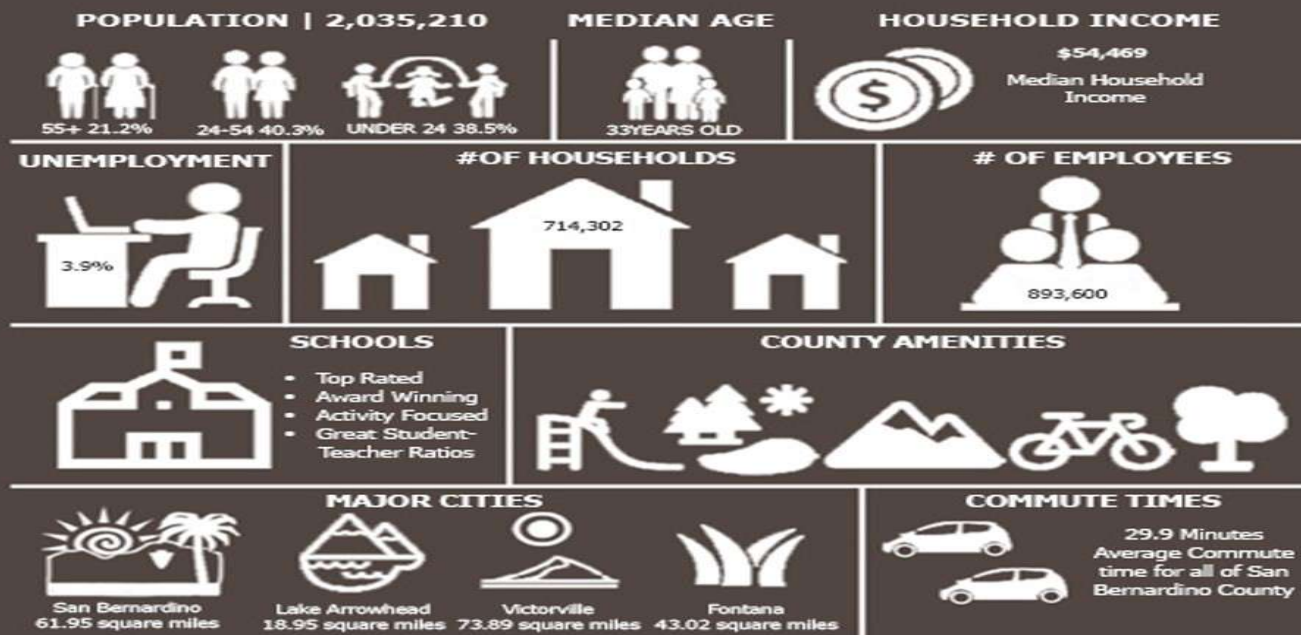
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III COMMUNITY OVERVIEW

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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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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