

RESIDENTIAL LAND AVAILABLE

FOR SALE

±364 ACRES

HESPERIA AND
APPLE VALLEY | CA

FOR MORE INFORMATION, CONTACT:


LEE SPENCE
EXECUTIVE VICE PRESIDENT
M: 909.969.8800
lee.spence@daumcommercial.com
CA License #00954487




Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth, D/AQ Corp. # 01129558

±364 ACRES | RESIDENTIAL LAND

PROPERTY HIGHLIGHTS

- 
 • APN 0438-012-40, 0438-012-42, 0438-012-43, 0438-164-01, 0438-164-02
- Lot Size: ±364 Acres


SITE HIGHLIGHTS:

- 
 • The Parcel Offers a Very Significant Land-Footprint, Which Provides Flexibility for a Variety of Uses
- Expansive 364-Acre Parcel Offering Panoramic Foothill Views, Complete Privacy and High-End Development Potential
- Close Proximity to 15 Freeway (9 Miles)

ZONING / ENTITLEMENT:

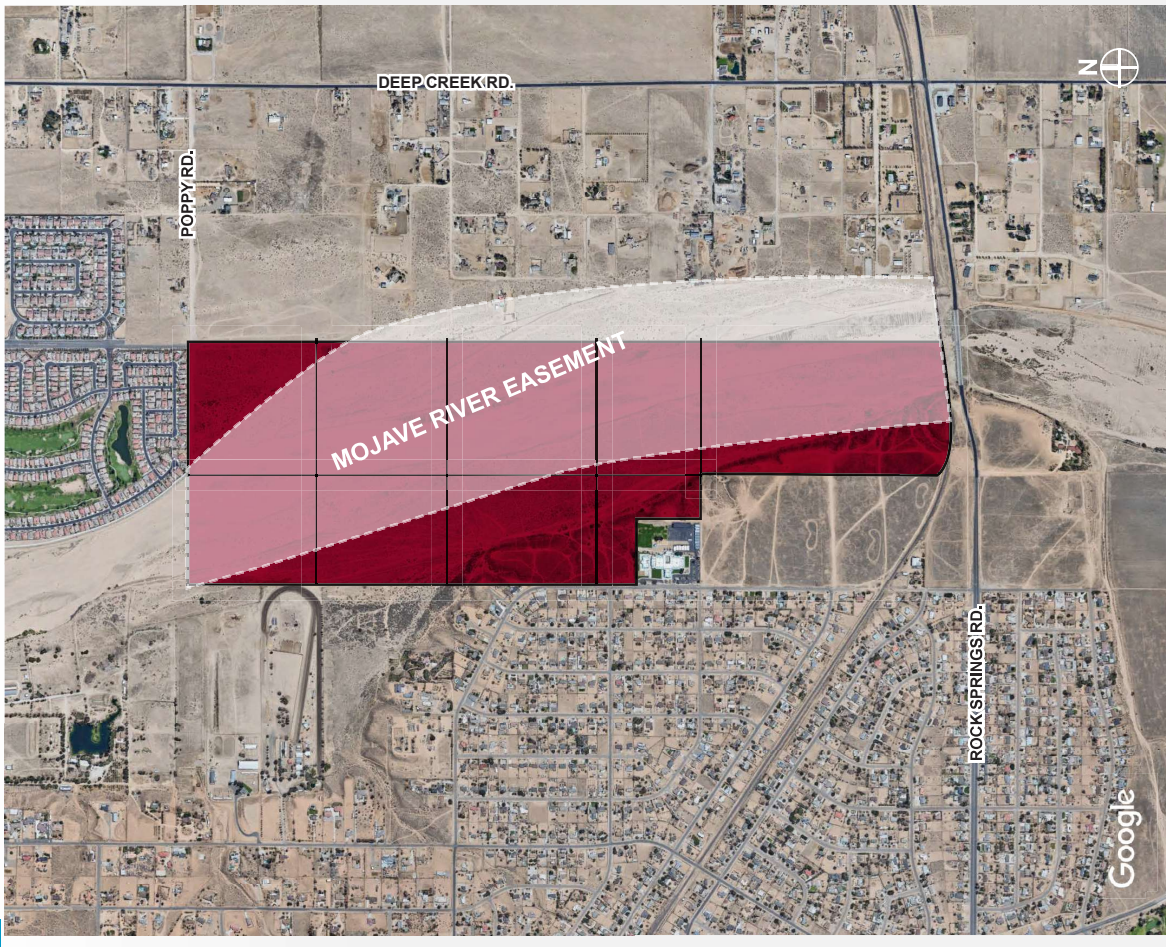
- 
 • Agricultural / Airport Floodmap

DEMOGRAPHICS – APPLE VALLEY/HESPERIA AREA:

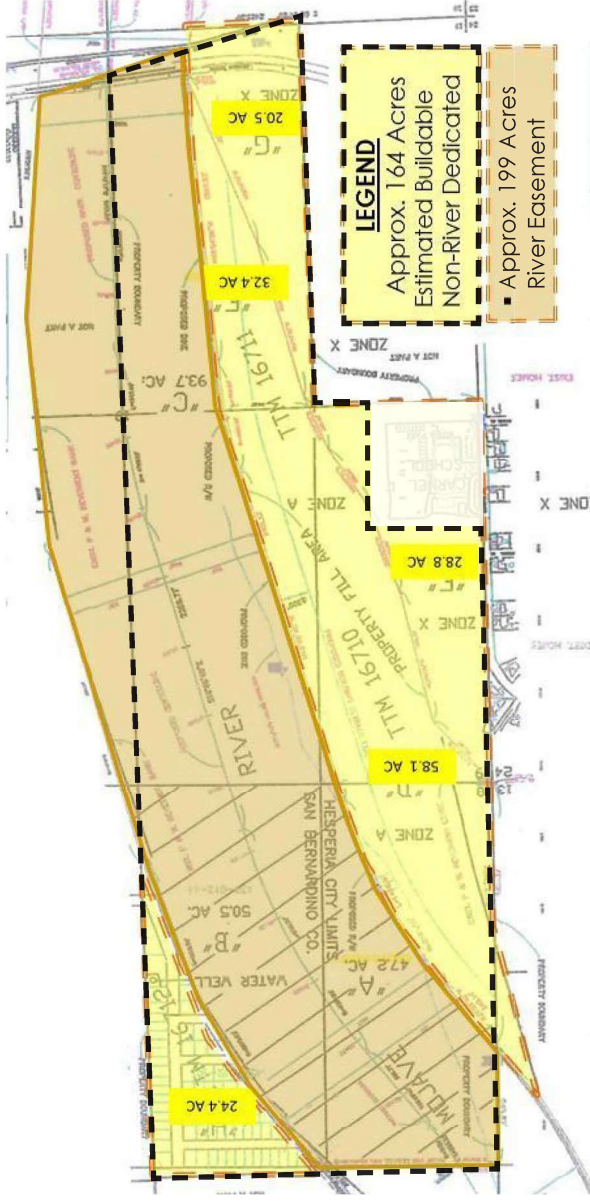
- 
 • Estimated Population (2024): ~2,214,000
- Median Household Income (2019–2023): ~\$82,200
- Media Home Values in 2025: \$505,000

ASKING PRICE:

- 
 • \$3,000,000.00



±364 ACRES | RESIDENTIAL LAND



LEGEND
 Approx. 164 Acres
 Estimated Buildable
 Non-River Dedicated

Approx. 199 Acres
 River Easement



APN 0438-012-40 ±40.0 AC	APN 0438-012-75 ±39.64 AC	APN 0438-164-02 ±40.0 AC	APN 0438-164-27 ±40.0 AC	APN 0438-165-01 ±79.94 AC
MOJAVE RIVER EASEMENT				
APN 0438-012-42 ±33.91 AC	APN 0438-012-43 ±34.21 AC	APN 0438-164-01 ±34.49 AC	APN 0438-164-39 ±24.47 AC	

AERIAL

±364 ACRES | RESIDENTIAL LAND

JESS RANCH MARKETPLACE

ASHWOOD GOLF COURSE & GRILL

HIGH DESERT GATEWAY

HESPERIA GOLF & COUNTRY CLUB

HESPERIA LAKE PARK

±364 ACRES



BEAR VALLEY RD.

TUSSING RANCH RD.

DEEP CREEK RD.

HESPERIA RD.

MAIN ST.

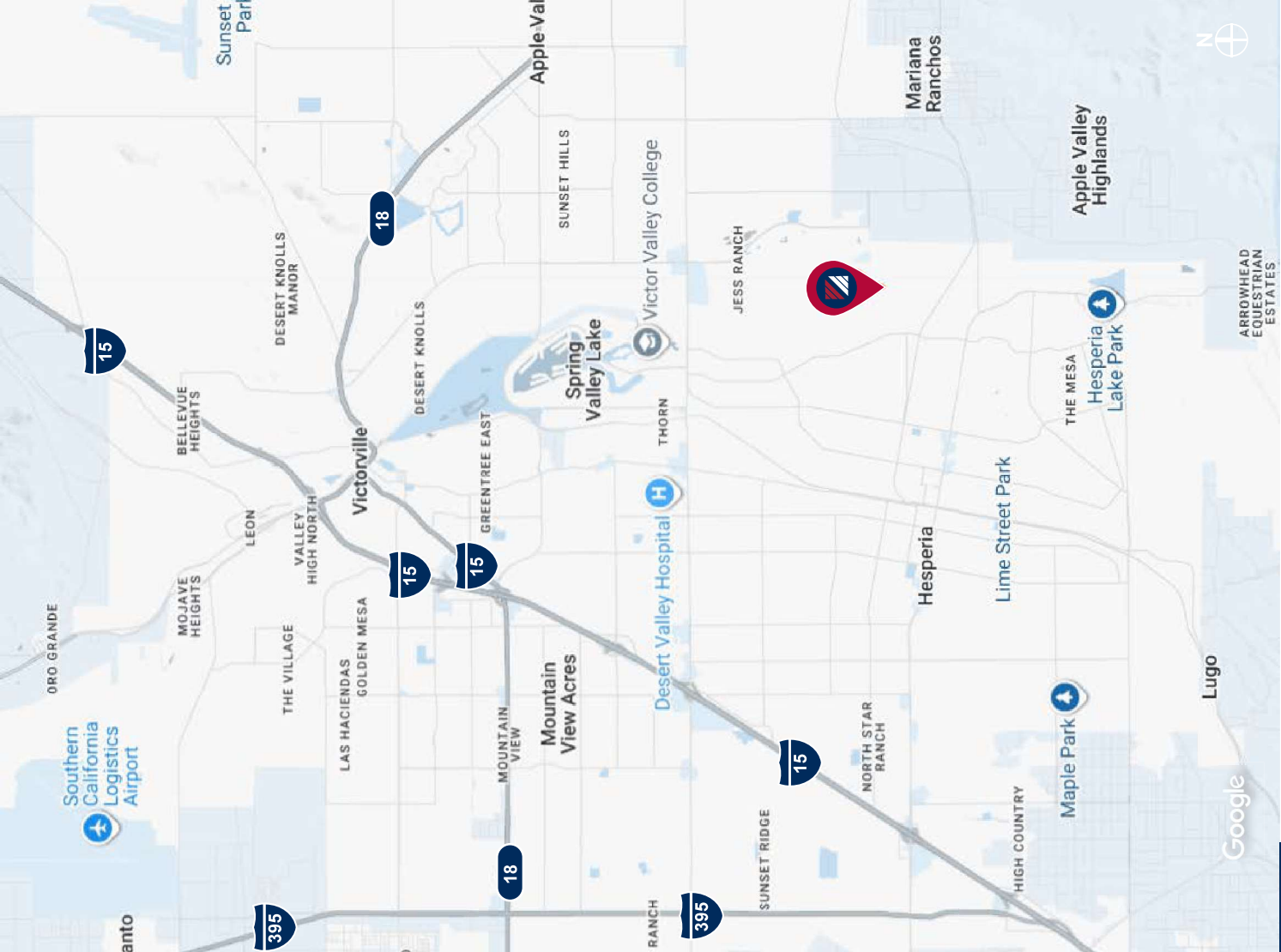
RANCHERO RD.



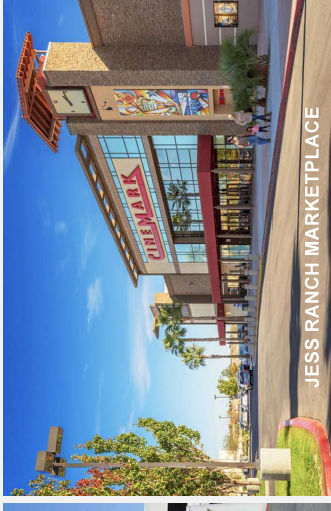
Google

LOCAL AMENITIES

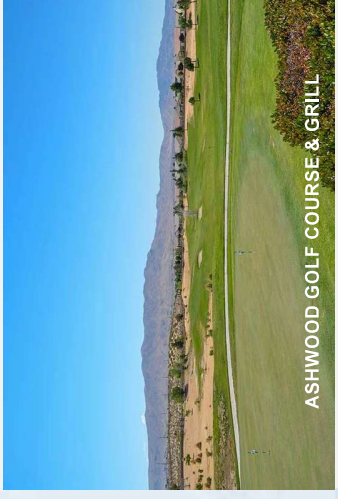
Discover a rare and vast 364-acre parcel nestled in the scenic Summit Valley region of Hesperia. This undeveloped land offers sweeping views of the high desert and surrounding mountains, making it ideal for a variety of uses-from large-scale residential development to agricultural ventures, equestrian facilities, or a private retreat. The property is located near major routes including Highway 138 and I-15, providing convenient access to Victorville, San Bernardino, and the Inland Empire. With its sheer size and potential, this land presents a unique investment opportunity in one of Southern California's fastest-growing areas.



DESERT VALLEY HOSPITAL



JESS RANCH MARKETPLACE



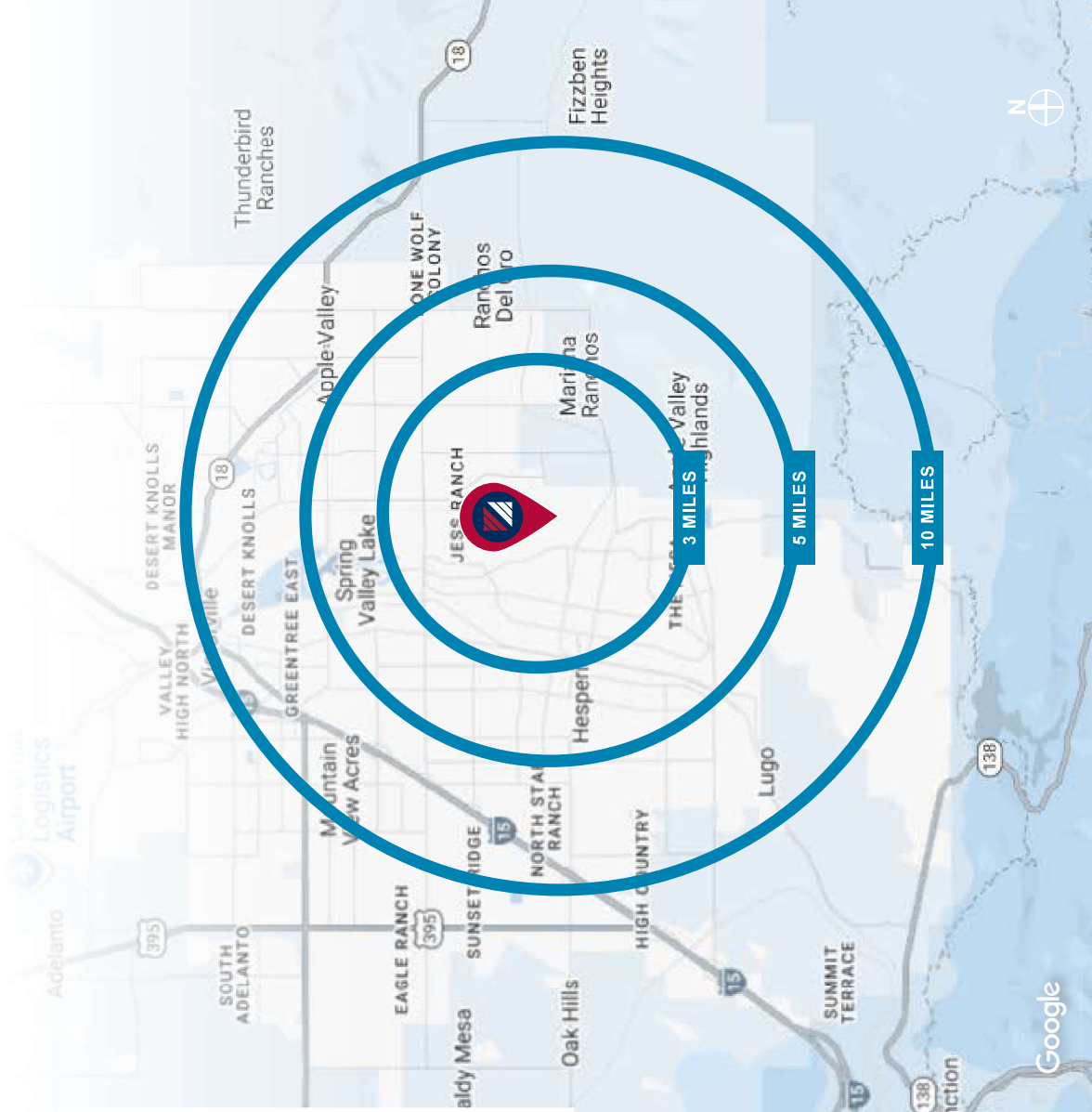
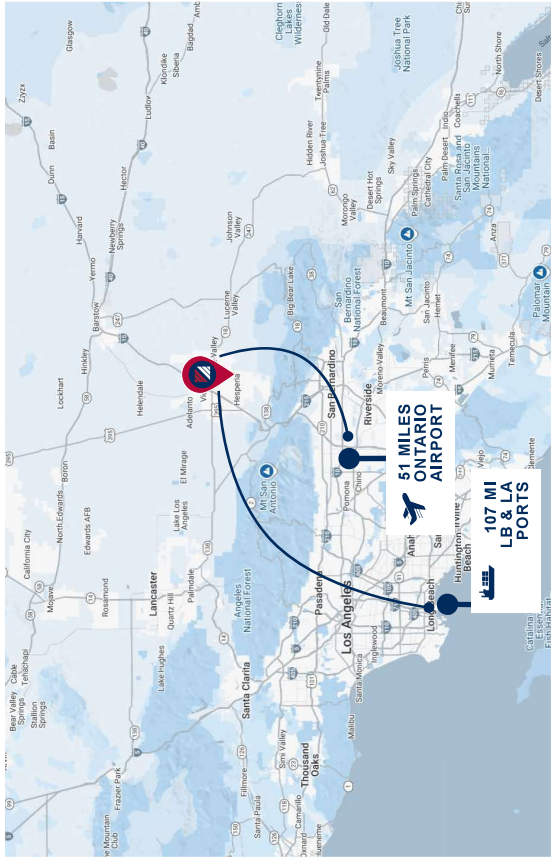
ASHWOOD GOLF COURSE & GRILL



SOUTHERN CALIFORNIA LOGISTICS AIRPORT

LOCATION

Nestled in the tranquil and scenic Summit Valley region of Hesperia, this expansive 364-acre parcel offers a rare blend of natural beauty and strategic accessibility. Located just east of Highway 138, the property is minutes from the I-15 freeway, providing direct routes to Victorville, San Bernardino, San Bernardino, and the Greater Los Angeles area. The land sits in a gently rolling valley surrounded by the San Bernardino Mountains, offering panoramic views and a peaceful rural atmosphere. This location is ideal for developers, investors, or visionaries seeking a large tract of land with both privacy and potential in Southern California's High Desert.



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	33,915	101,409	311,537
2024 Population	33,763	104,708	320,583
2029 Population Projection	34,265	106,987	327,362
2020 Households	11,933	33,516	95,329
2024 Households	11,858	34,663	98,136
2029 Household Projection	12,032	35,431	100,228
Total Specified Consumer Spending (\$)	\$386.9M	\$1.2B	\$3.3B
Avg Household Income	\$77,469	\$85,416	\$84,080
Median Household Income	\$62,148	\$66,144	\$66,265