



MOJAVE MEADOWS

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EXCLUSIVE OFFERING MEMORANDUM

312 LOTS - FINAL MAP RECORDED AND FINAL ENGINEERING APPROVED | VICTORVILLE, CA



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DUE DILIGENCE

To view due diligence materials please click the link below:

[MOJAVE MEADOWS DUE DILIGENCE](#)



Victorville Cottonwood Trees

○ EXECUTIVE SUMMARY



THE OPPORTUNITY






WD Land is pleased to present Mojave Meadows, a homebuilder opportunity to acquire an approved project with Final Map Recorded and Final Engineering Approved for the construction of 312 single family homes, including a 2,600 SF clubhouse in Victorville, San Bernardino County. Final engineering for the entire project is complete. Seller will offer staged take downs.

The project is nicely located just south of the I-15 and west of Stoddard Wells Road. Cottonwood trees run along the western edge of the property and alongside the Mojave River. There is also a trail system along the west side of the project and the Eva Dell Park. To the east of the project is Eldridge Ridge open space.

Tentative Map #14525 is approved for 312 lots (5,000 sf min) and was completed by KWC Engineers. Mojave Meadows is located near several growing job centers including the Southern California Logistics Center less than 5 miles away. There are major shopping centers nearby including Costco and Home Depot as well as schools and major medical facilities.

[Click Link Below:](#)

[Site Video](#)

-  **LOCATION:** South of I-15, West of Stoddard Wells Rd
-  **JURISDICTION:** County of San Bernardino
-  **ENTITLEMENTS:** 312 Lots. Final Map Recorded and Final Engineering is approved.
-  **PROPERTY CONDITION:** "As-Is" Unimproved
-  **PRODUCT TYPE:** Single Family Detached



The California Route 66 Museum, City of Victorville

OFFERING GUIDELINES

PRICE Submit offer based on a residual lot value.

TERMS Seller will offer staged takedowns.

FEASIBILITY PERIOD Buyer will have 60 days from LOI to complete a feasibility study of the property. A draft of the PSA from Seller will be provided upon buyer selection and mutual agreement of LOI terms.

OFFER PREPARATION Due diligence information is available to a buyer by clicking the following link: [MOJAVE MEADOWS DUE DILIGENCE](#)

DEPOSITS Buyer to open escrow with a refundable deposit of \$100,000. Upon approval of the feasibility period the deposit shall be increased to 10% of the purchase price, which shall become non-refundable and applicable to the purchase price.

OPENING OF ESCROW Upon execution of a PSA, the parties shall open escrow with First American Title Company c/o Jeanne Gould.

CLOSE OF ESCROW Buyer to submit conditions for Close of Escrow with an outside date.

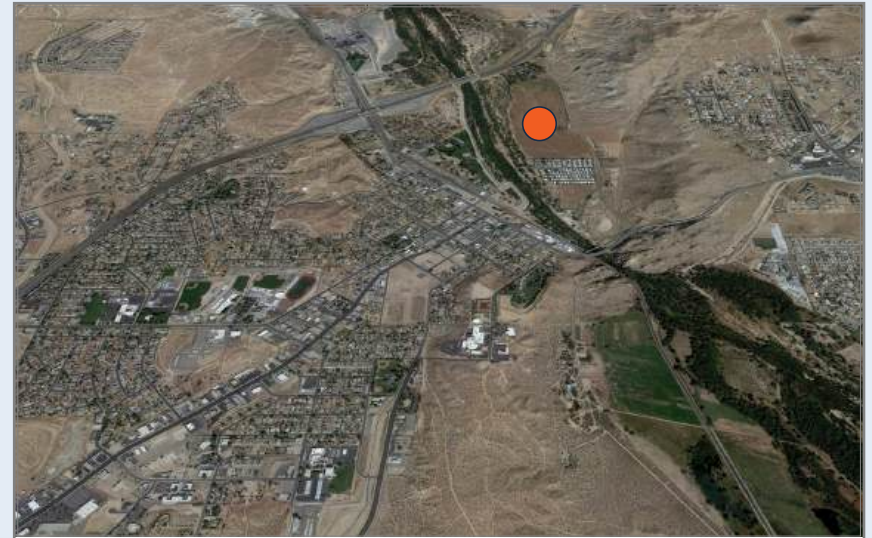
CONDITION OF ESCROW The property will be sold in “as-is” condition.

SELLER SLPR LLC

BROKERAGE DISCLOSURE WD Land may act as seller’s agent for more than one prospective buyer on this property. Any prospective buyer requesting WD 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.



View Looking South



View Looking North

○ DEVELOPMENT SUMMARY



DEVELOPMENT OVERVIEW

LOCATION/ACCESS

Property is located south of I-15 and west of Stoddard Wells Rd. The Mojave River and trail system runs along the west side of the project along with the Eva Dell Park. Eldridge Ridge open space is to the east of the project. Access the property off of Stoddard Wells Rd.

PROJECT SIZE

± 118 gross acres

APNS

0473-163-06 and 0473-181-27

MUNICIPALITY

City of Victorville

NUMBER OF LOTS

312

LOT SIZES (MINIMUM)

5,000 sf (50' x 90')

TOPOGRAPHY

Site is mostly level/flat.

SETBACKS

Front to Garage: 17'

Rear: 15'

Side: 3' Interior Side & 10' Street Side

HOA

To be formed by buyer.

ENTITLEMENT SUMMARY

Final Tentative Tract Map #14525 is Recorded and Final Engineering for the project is completed.

IMPROVEMENTS

Raw/unimproved.

ESTIMATED COST TO COMPLETE

Scenario #1 with import

Final Engineering completed needing import

CTC \$123,875 per lot

Fees, Bonds and Consultants \$43,318

Total after CFD \$132,093

Scenario#2 with sewer lift station

Final Engineering has not been completed for sewer lift station scenario

CTC \$90,175 per lot

Fees, Bonds and Consultants \$42,251

CFD Proceeds \$35,100

Total after CFD \$97,596

UTILITIES

Sewer / Water / Fire: Victor Valley Water District

Electricity: Southern California Edison

Gas: Southwest Gas Corporation

Telephone/Cable: Verizon /Charter Communication

SCHOOLS

Victor Elementary School District

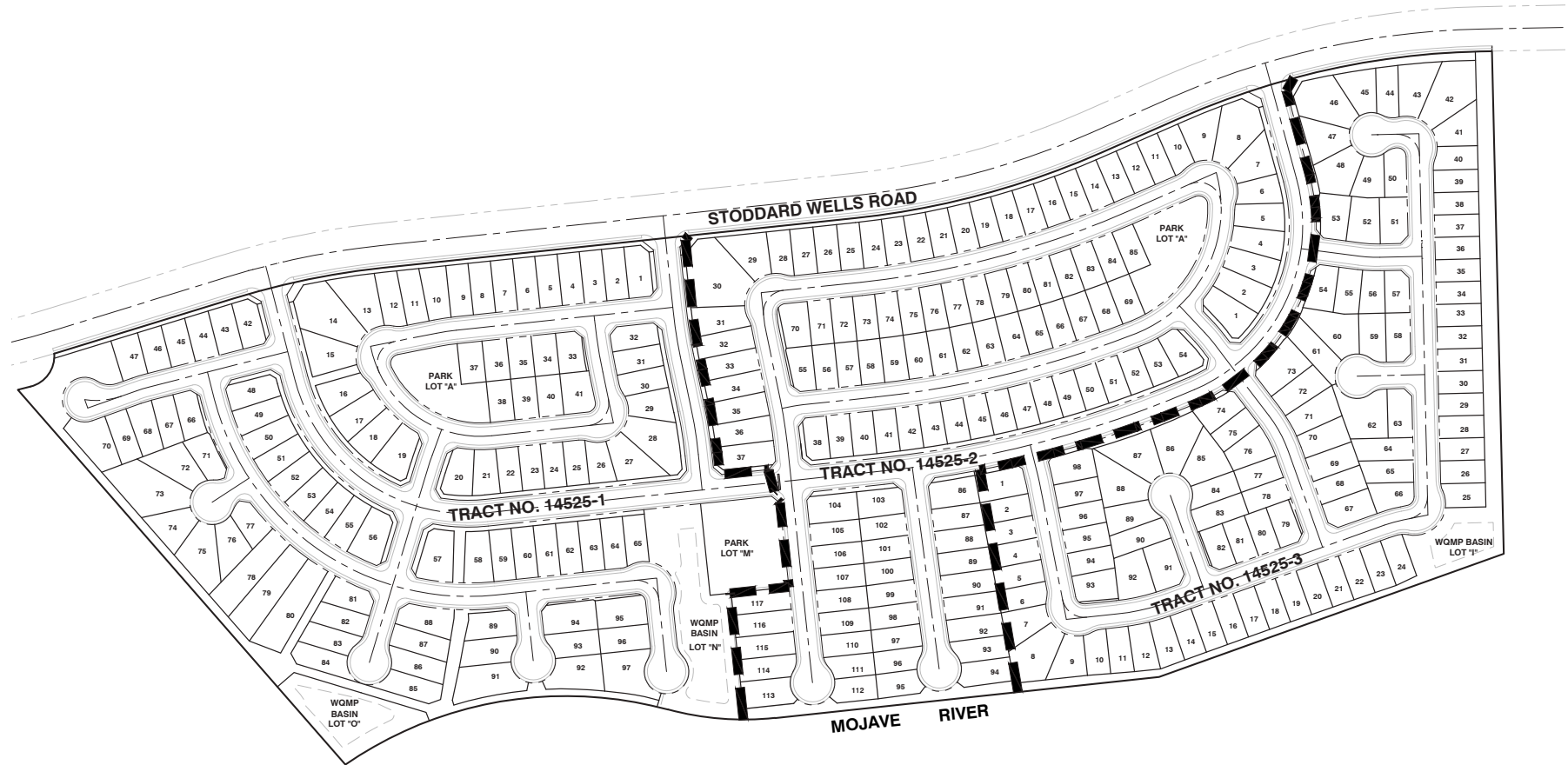
Del Rey Elementary (K-6)

Victor Valley Union High School District

Lakeview Leadership Academy (7-12)

Victor Valley High (9-12)

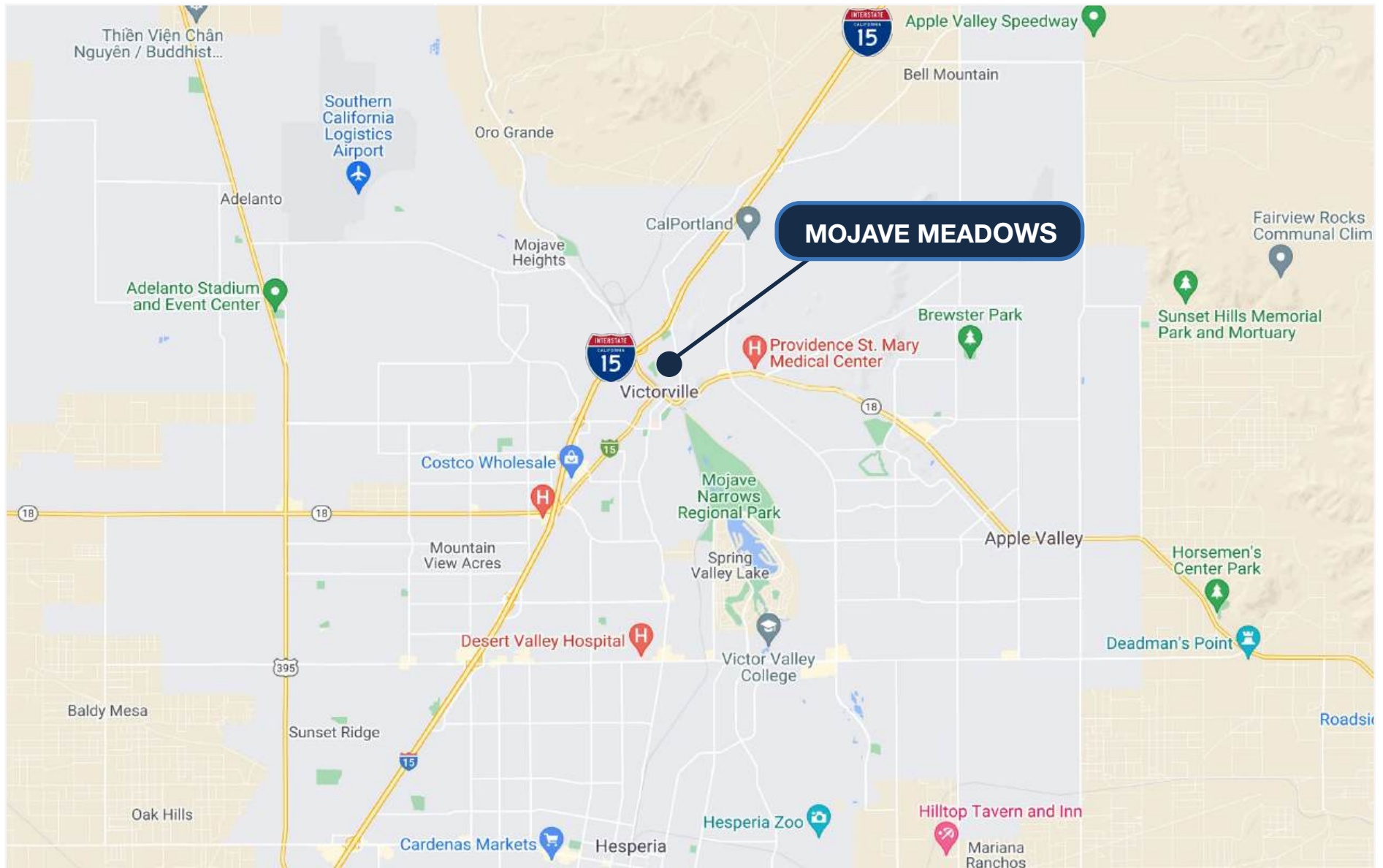
TENTATIVE TRACT MAP NO. 14525



○ LOCATION



REGIONAL MAP



AERIAL- VICINITY



AERIAL- LOCAL



AREA AMENITIES MAP



MAJOR SHOPPING AND DINING

1. VICTOR VALLEY MALL - BEAR VALLEY RD

- Dick's Sporting Goods
- Tilly's
- Macy's
- Barnes & Noble
- No Fear
- Olive Garden
- Cinemark Victorville
- Outback Steakhouse
- GNC
- PetSmart
- Hobby Lobby
- Hollister
- Best Buy
- Mac Cosmetics
- Big 5 Sporting Goods
- Sit 'n Sleep/ Ashley

3. BEAR VALLEY PLAZA - BEAR VALLEY RD

- The Home Depot
- Smart & Final Extra!
- AutoZone Auto Parts
- 760 Sushi Bros
- Fight For It CrossFit
- Ebenezer Furniture
- Jiffy Lube
- O'Reilly's Auto Parts
- BJ's Health Foods
- Pho Kobe
- Arby's
- Starbucks
- Jersey Mike's Subs
- Cricket Wireless
- D'Vine Wine Bar

5. HAPPY TRAILS HWY - BEAR VALLEY RD

- Target
- Starbucks
- Ross Dress for Less
- Target Grocery
- The UPS Store
- Walmart
- 99 Cents Only Stores
- Viva Maria Mexican
- America's Tire
- CVS
- AutoZone Auto Parts
- Organic Fusion Teahouse

2. DUNIA PLAZA - BEAR VALLEY RD

- Lowe's
- Walmart Super Center
- Kohl's
- Panera Bread
- Juice It Up!
- Staples
- Sonic Drive-In
- BJ's Restaurant & Brew
- Chili's Grill & Bar
- Original Roadhouse Grill
- Mimi's Cafe
- Turner's Outdoorsman
- Thai Dawn Bistro
- Michaels
- Dollar Tree
- Papa's Tacos Casero
- Anytime Fitness

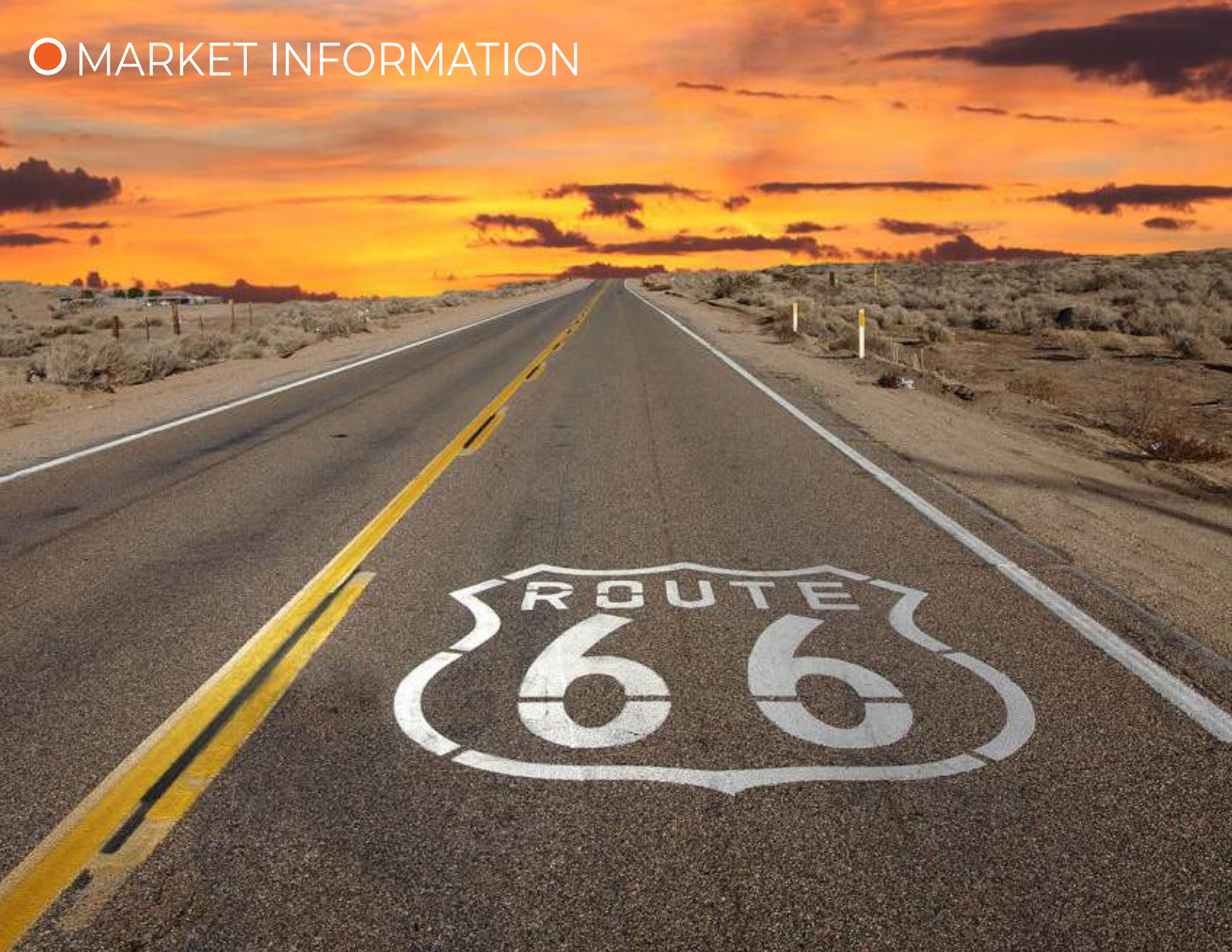
4. ROY ROGERS DR/ LA PAZ DR

- Costco
- The Home Depot
- Starbucks
- In-N-Out Burger
- 7-Eleven
- Walgreens
- Stater Bros. Markets
- Farmer Boys
- Big Lots
- IHOP
- Harbor Freight Tools
- Food 4 Less
- Dollar Tree
- Rite Aid
- WinCo Foods

MEDICAL FACILITIES

6. Victor Valley Global Medical Center
7. Providence St Mary Medical Center
8. Kaiser Permanente

○ MARKET INFORMATION



DEMOGRAPHICS SUMMARY

SAN BERNARDINO COUNTY PROFILE:

POPULATION:	2,196,314
HOUSEHOLDS:	645,0
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



MEDIAN AGE



MEDIAN HOUSEHOLD INCOME

\$65,746

CITY OF VICTORVILLE:

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



HOUSEHOLDS

36,647

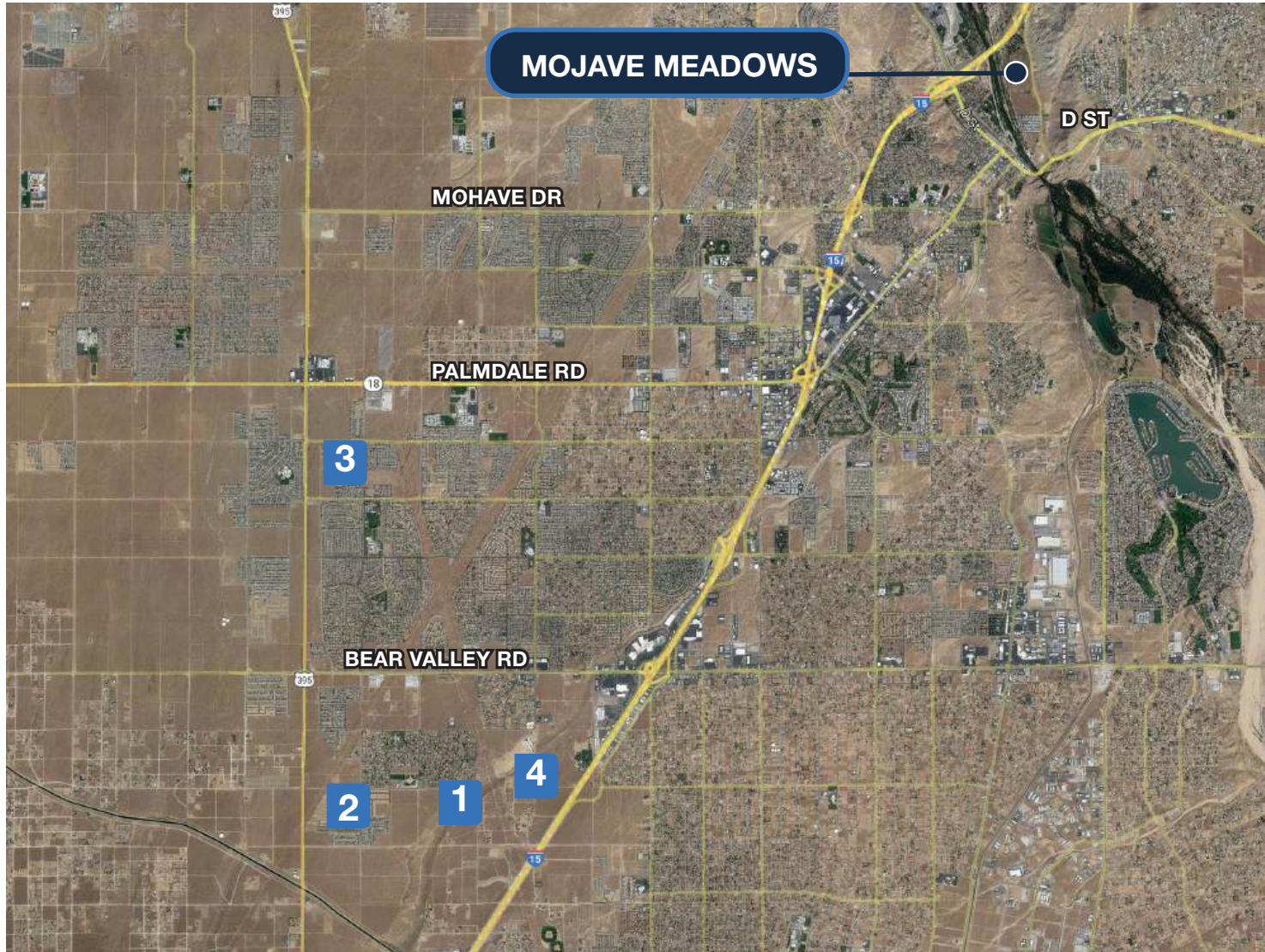


MEDIAN HOME PRICE

\$460,000

SOURCE: SAN BERNARDINO ECONOMIC DEVELOPMENT & CENSUS GOV/QUICKFACTS.ZILLOW

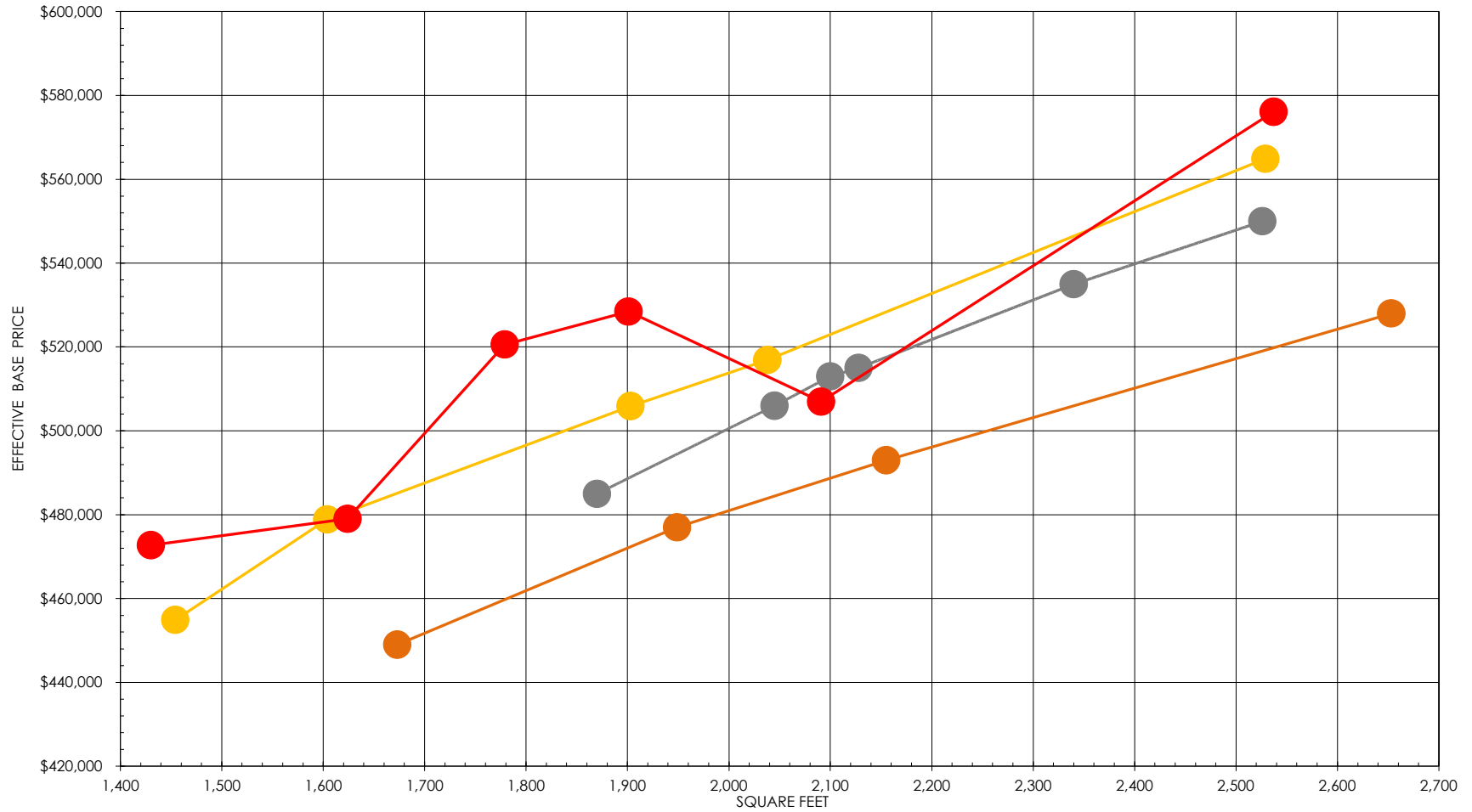
FOR-SALE MARKET COMPARABLES MAP



VICTORVILLE

- 1. Desert Willow Village**
by LGI Homes
- 2. Amber II**
by Legacy Homes
- 3. Country Creek**
by Legacy Homes
- 4. Creekside**
by KB Home

FOR-SALE PRICING GRAPH



—●— Desert Willow Village by LGI Homes
Lot Size - 6,000 sf; Tax Rate - 1.4%

—●— Creekside by KB Home
Lot Size - 4,600 sf; Tax Rate - 2.0%

—●— Amber II by Legacy Homes
Lot Size - 7,000 sf; Tax Rate - 1.3%

—●— Country Creek by Legacy Homes
Lot Size - 6,000 sf; Tax Rate - 1.25%

FOR-SALE MARKET



DESERT WILLOW VILLAGE BY LGI HOMES

Product Type:	Detached	Total Units:	182
Open Date:	6.27.22	Sold Units:	92
Typical Lot Size:	6,000 sf	Remaining Units:	90
Tax Rate:	1.4%	Overall Absorption Rate:	3.56/mo
HOA:	\$0		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$454,900	1,454	\$312	3	2	2	1
2	\$478,900	1,604	\$298	3	2	2	1
3	\$505,900	1,903	\$265	4	2	2	1
4	\$516,900	2,038	\$253	4	2	2	1
5	\$564,900	2,529	\$223	5	3	2	1



AMBER II BY LEGACY HOMES

Product Type:	Detached	Total Units:	156
Open Date:	2.5.21	Sold Units:	117
Typical Lot Size:	7,000 sf	Remaining Units:	39
Tax Rate:	1.3%	Overall Absorption Rate:	2.81/mo
HOA:	\$0		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$484,990	1,870	\$259	3	2	2	1
2	\$505,990	2,045	\$247	3	2	3	1
3	\$512,990	2,100	\$244	3	2.5	3	1
4	\$514,990	2,128	\$242	3	2.5	1	2
5	\$534,990	2,340	\$228	4	2.5	2	3
6	\$549,990	2,526	\$217	4	2.5	2	3

FOR-SALE MARKET



CREEKSIDE BY KB HOME

Product Type:	Detached	Total Units:	168
Open Date:	8.21.21	Sold Units:	153
Typical Lot Size:	7,200 sf	Remaining Units:	15
Tax Rate:	1.2%	Overall Absorption Rate:	4.28/mo
HOA:	\$0		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$472,720	1,430	\$330	3	2	2	1
2	\$479,017	1,624	\$294	4	2	2	1
3	\$520,602	1,779	\$292	4	2	2	1
4	\$528,457	1,901	\$277	4	2.5	2	2
5	\$506,990	2,091	\$242	4	2	2	1
6	\$496,990	2,221	\$223	4	3	2	2
7	\$576,104	2,537	\$227	4	2.5	2	2



COUNTRY CREEK BY LEGACY HOMES

Product Type:	Detached	Total Units:	112
Open Date:	7.17.21	Sold Units:	84
Typical Lot Size:	6,000 sf	Remaining Units:	28
Tax Rate:	1.25%	Overall Absorption Rate:	2.22/mo
HOA:	\$0		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$448,990	1,673	\$268	3	2	2	1
2	\$476,990	1,949	\$244	3	2	2	1
3	\$492,990	2,155	\$228	3	2.5	2	2
4	\$527,990	2,653	\$199	4	3	3	2

FINISHED LOT DEFINITION

The definition of a “finished lot” shall include costs after the “blue top pad condition” (defined above) and to improve the streets and underground infrastructure within the streets and right of ways including development fees, but excludes building permit and plan check fees and lot preparation or house connections for ultimate home construction.1 Provided below is a list of items to be included and excluded in the definition of a “finished lot.”

THE FOLLOWING ITEMS ARE INCLUDED IN THE “FINISHED LOT” COST:

Professional Services

Final civil engineering preparation of final map.
 Survey Control for the construction of grading, underground, and street improvements.
 Final monumentation including survey monuments, property corners, street center line, and swing ties.
 Consulting associated with the formation of any contemplated community facilities district (“CFD”).

Soils Engineering for field controls during utility back-fill compaction, and final reports, but excluding lot utility services and foundation tests.

Fees and Assessments

Bonding of contractor improvements. Bonding according to the governing jurisdictions requirements.

All necessary inspection fees for sewer, water, streets, and landscape improvements as required by the conditions of approval to be paid prior to final map recordation.

Estimated development impact fees and connection fees based on fees in place at time of contract, including school fees, to be paid prior to issuance of building permit.

Sewer System

Installation of public sanitary sewer collection system per the approved plans, including service laterals installed to each residential lots’ property line.

Such that Buyer shall be able to commence construction of its contemplated residence / product on any lot within the applicable “Phase of Property” immediately after the close of escrow.

Water System

Installation of an operational public water distribution system in accordance with the approved plans, including service laterals. House connections are not included. Reclaimed water meters and boxes installed and adjusted (if any).

Street Improvements

Installation of required interior streets, striping, curbs and gutters, sidewalks, drive approaches, handicapped ramps, street signs, and street lighting, as required on the approved plans.

Bond execution limited to 2% of asphalt cuts and 10% of concrete improvement costs.

Utilities

Installation of and payment of fees/costs associated with utility lines, mains, stub-ins, and facilities adequate to service the lots; electrical conduit (or direct bury) and trenches for installation of natural gas, telephone, and cable television transmission. House connections are not included.

Refundable deposits shall be credited (deducted from) the finished lot cost.

Landscaping and Fences

Installation of slope landscaping over 5’ within the lots; HOA maintained slope areas and private lot slopes as shown on the approved landscape plans or from applicable governmental agencies.

Installation of entry monumentation and in tract parkway landscaping.

Installation of view fence, privacy, and exterior side yard walls as required by approved plans and specification in conformance with the requirements of all applicable governmental agencies.

Community Facilities District

Anticipated proceeds from any Community Facilities District (“CFD”) shall be credited (deducted) from the finished lot cost.

THE FOLLOWING “ON LOT” COST ITEMS ARE NOT INCLUDED IN “FINISHED LOT” COSTS:

Design and construction of landscaping of house front, side and rear for individual houses.
 Driveway extensions from the right of way to the house.
 Interior fences, walls, view fence, and gates, as well as individual lot fencing and side yard gates.
 Utility service from the right of way distribution to the house.
 Water Connections from the meter to the house.
 Any flatwork/walkways from driveway and/or street to house.
 Retaining walls added by the builder for the benefit of house lot fit.
 Preparation of plot plans or precise grading plans.
 Precise grading.
 Fine Grade certification.
 Soil testing, observations, and reporting for house footings and/or foundations.
 Staking of 80s and 20s.
 Lot spins, re-compaction, or pre-saturation.
 Soil or lot recertification.
 Spoil dirt and rough and finish pulls.

THE FOLLOWING ADDITIONAL ITEMS ARE ALSO NOT INCLUDED IN “FINISHED LOT” COSTS:

Building plan check, building permit fees, and inspection fees for the construction of the house are not included.
 Architecture, structural engineer, and other costs related to the house are not included.
 Erosion control maintenance beyond one (1) year.
 Street cleaning or drag streets.
 Any landscaping added at the discretion of the builder.
 Temporary fencing, utilities and power.
 Model home complex conversion costs.
 Construction of temporary sales trailers.
 Third party inspections, including construction defect, HERS Ratings and Title 24.
 Homeowners’ Association (HOA) & Department of Real Estate (DRE) costs.
 Security for models.
 Property taxes and assessments.
 Weed abatement or property maintenance costs.
 House backflow or dual waste systems.
 Mailboxes.

QUALIFICATIONS + DISCLAIMER

GENERAL DISCLOSURE

This sales information package and contents hereof, is provided for informational purposes only. Nothing contained herein is deemed to constitute an offer of sale or to impose upon Seller, or any of their affiliates, any obligation to negotiate the sale of any parcel or property, and all offers to purchase this property must be accepted by the Seller in writing. No representation or warranty, expressed or implied, is made regarding the information set forth herein, the factual accuracy or completeness of any such information or other materials contained herein. Seller reserves the right to make changes from time to time to any of the information contained or referred to herein, to change the price and/or terms and may withdraw the property from the market all without any obligations to notify the recipients of this sales information package.

Any party which may enter into any written agreement to purchase the subject property shall make its own independent investigation regarding all aspects of the subject property and the development contemplated thereon without complete reliance upon the materials contained herein. Nothing contained herein is intended in any way to limit or mitigate the need for any independent investigation, which a prudent buyer would be required to undertake in order to determine all facts which could have any effect upon the acquisition or development of the subject property. Any prospective buyers ("Buyer") are strongly advised to investigate the condition and suitability of all aspects of the property and all matters affecting the value or desirability of the property, including but not limited to the following items: size, lines, access and boundaries; zoning and land use; any conditions of approval, cost and fees to develop the site; utilities and services; environmental hazards; geological conditions; natural hazard zone; property damage; neighborhood, area and property conditions; common interest subdivisions and owner associations; and, speciality tax. If Buyer does not exercise these rights, Buyer is acting against the advice of WD Land. Buyer understands that although conditions are often difficult to locate and discover, all real property contains conditions that are not readily apparent and that may affect the value or desirability of the property. Buyer and Seller are aware that WD Land does not guarantee, and in no way will assume responsibility for, the condition of the property. WD Land has not and will not verify any of items listed above, unless otherwise agreed to in writing.

This sales information package is subject to changes or withdrawals without notice and does not constitute a recommendation, endorsement or advice as to the value of the subject property by WD Land or the Seller.

This sales information package is the absolute property of WD Land and may only be used by parties approved by WD Land. No portion of this sales information package may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of WD Land and Seller

DISCLOSURE AND CONSENT FOR REPRESENTATION OF MORE THAN ONE

BUYER OR SELLER (EXCERPT FROM C.A.R. FORM DA)

C.A.R. Form DA, 11/06 A real estate broker, whether a corporate, partnership or sole proprietorship, ("Broker") may represent more than one buyer or seller provided the Broker has made a disclosure and the principals have given their consent. This multiple representation can occur through an individual licensed as a broker or through different associate licensees acting for the Broker. The associate licensees may be working out of the same or different office locations.

Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers of, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Buyer and Seller understand that Broker may represent more than one buyer or seller and even both buyer and seller on the same transaction.

If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller's property and consents to Broker acting as dual agent for both Seller and Buyer in that transaction.

If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both Buyer and Seller with regard to that property.

In the event of dual agency, Seller and Buyer agree that: (a) Broker, without prior written consent of the Buyer, will not disclose to Seller that the Buyer is willing to pay a price greater than the offer price; (b) Broker, without prior written consent of the Seller, will not disclose to the Buyer that Seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a Dual Agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller.

Seller and/or Buyer acknowledges reading and understanding this Disclosure and Consent for Representation of More than One Buyer or Seller and agree to the dual agency possibility disclosed.



WDLand

CONTACT US FOR MORE INFORMATION

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