

August 11, 2026

FOR SALE
SUMMIT VALLEY ROAD
OAK HILLS, CA 92345



PRESENTED BY:

Elizabeth Brown-Simone
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Benjamin Kisliuk, Sales & Leasing Agent

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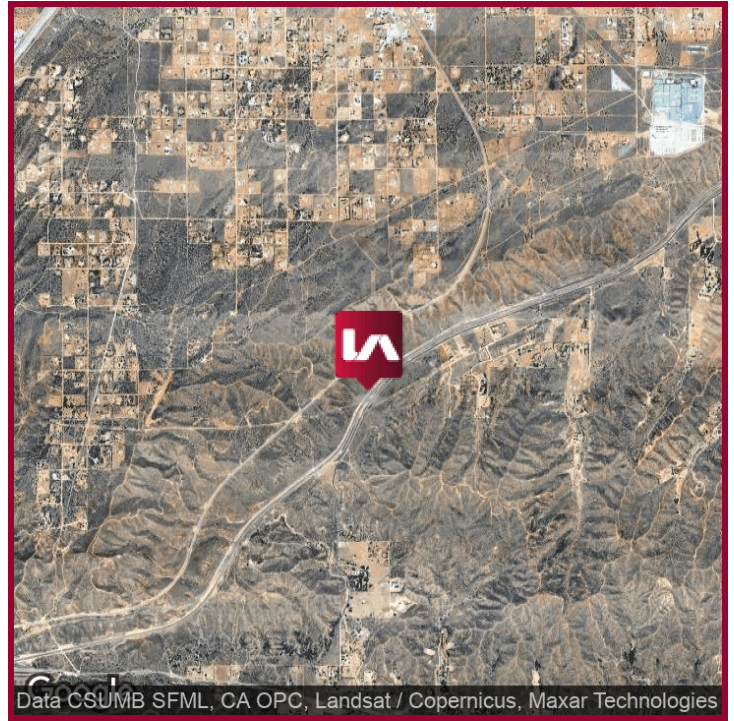
PROPERTY INFORMATION



LAND FOR SALE

0 SUMMIT VALLEY ROAD

Oak Hills, CA 92345



OFFERING SUMMARY

Sale Price:	\$3,200,000
Available SF:	
Lot Size:	227 Acres
Price / Acre:	\$14,097
Zoning:	Residential
Market:	Inland Empire North
Submarket:	High Desert

PROPERTY OVERVIEW

Approximately 227 acres strategically located along Summit Valley Road in the Oak Hills/Hesperia area. The property is positioned within the Summit Valley growth corridor near Silverwood, a planned community anticipated to include approximately 16,000 homes. Summit Valley Road serves as a heavily traveled regional arterial and provides convenient alternative access toward Highway 138 and Interstate 15.

A conceptual site plan illustrates approximately 218,253 square feet across 14 proposed structures, including retail, a convenience store, three drive-thru restaurants, three retail warehouse buildings, RV storage, and caretaker quarters. The property's substantial acreage may support phased development, investment, or long-term land banking. Electrical service is reported adjacent to the site. All proposed uses, utilities, usable acreage, access, zoning, engineering, environmental conditions, and entitlements are subject to verification and governmental approval.

PROPERTY HIGHLIGHTS

- Approximately 227 gross acres along Summit Valley Road
- Near the planned 16,000-home Silverwood community
- Conceptual plan totaling approximately 218,253 square feet
- Proposed retail, drive-thru, retail warehouse, and RV-storage uses
- Strategic long-term development and land-banking opportunity

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Oak Hills, CA 92345



PROPERTY DESCRIPTION

A rare opportunity to acquire approximately 227 acres along Summit Valley Road in the Oak Hills/Hesperia area of San Bernardino County. Positioned within the expanding Summit Valley growth corridor, the property offers substantial acreage, prominent positioning along a heavily traveled regional arterial, and convenient connectivity to Highway 138 and Interstate 15.

The property is located near Silverwood, a major planned community anticipated to introduce approximately 16,000 homes to the surrounding area. This significant residential growth may create long-term demand for neighborhood retail, dining, storage, recreational-vehicle services, and other commercial uses serving future residents and regional travelers.

A conceptual site plan illustrates a potential mixed-commercial development totaling approximately 218,253 square feet across 14 proposed structures. The concept includes retail buildings, a convenience store, three drive-thru restaurants, three approximately 38,500-square-foot retail warehouse buildings, three RV-storage buildings, and caretaker quarters. The size and configuration of the property may also provide flexibility for phased development, investment, or long-term land-banking strategies.

Electrical service is reported adjacent to the property, with water identified through a well/County Service Area 70-J, propane for gas service, and communications through Frontier/Verizon. All utility availability and capacity should be independently verified.

With its large acreage, regional access, conceptual development framework, and proximity to planned residential growth, this property presents a distinctive opportunity for developers and investors seeking a strategic position in the path of High Desert expansion.

LOCATION DESCRIPTION

Discover the prime investment potential of the Inland Empire North in Oak Hills, CA. Positioned within the thriving Summit Valley Road area, the location offers easy access to essential amenities and attractions. Prospective investors will appreciate the nearby convenience of attractions such as Hesperia Lake Park, Deep Creek Hot Springs, and the popular Cal Earth Institute. This rapidly growing area is ideal for residential and land investments, offering a blend of tranquility and accessibility. With its proximity to major transportation routes and the allure of the surrounding natural beauty, the potential for growth and development in this area is undeniable.

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LOCATION INFORMATION



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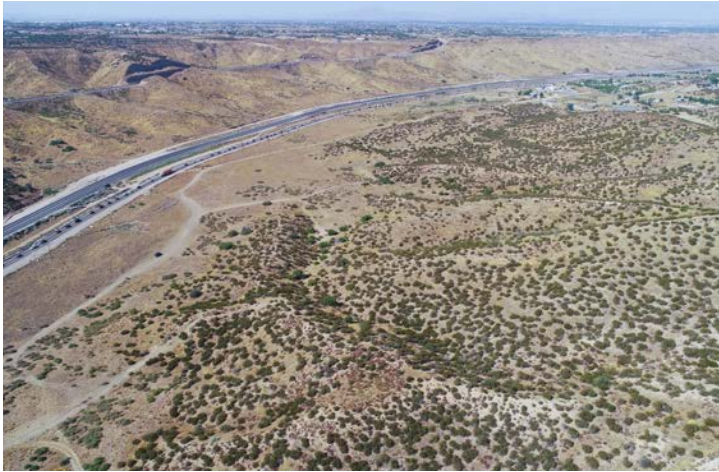
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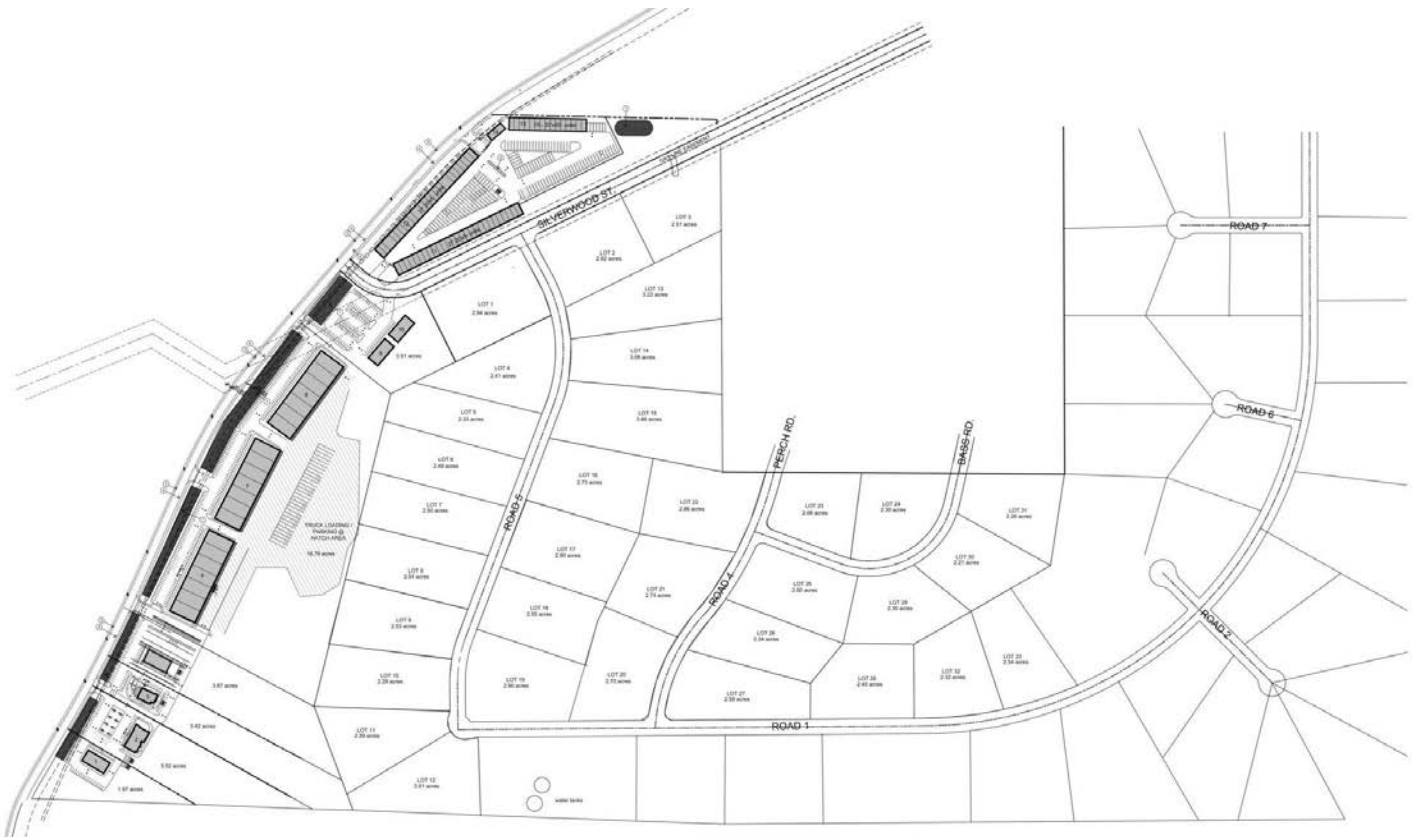
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DEMOGRAPHICS



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	465	3,985	20,128
Average Age	33.5	34.8	35.0
Average Age (Male)	30.7	35.3	31.9
Average Age (Female)	35.1	35.6	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	118	1,091	5,902
# of Persons per HH	3.9	3.7	3.4
Average HH Income	\$105,962	\$118,211	\$110,421
Average House Value	\$619,255	\$667,344	\$542,825

2023 American Community Survey (ACS)

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ADVISOR BIOS



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ELIZABETH BROWN-SIMONE

Executive Vice President

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Direct: **760.954.7571**

CalDRE #01382494

PROFESSIONAL BACKGROUND

Elizabeth Brown is a distinguished Commercial Real Estate Sales and Leasing Agent, holding the position of Executive Vice President at Lee & Associates, Inland Empire North, Inc. She also serves in a similar capacity at Preston-Lee Management Company, Inc., a full-service commercial real estate property management company established in 1982.

With a career spanning several years, Elizabeth has become a prominent figure in the commercial real estate industry. Since obtaining her license in 2003, she has consistently ranked as a top broker among her peers, earning multiple accolades for her outstanding contributions to the field.

Known for her exceptional talent in working with commercial property owners, Elizabeth specializes in commercial sales, leasing, and property management. Her extensive knowledge of relocating, expanding, liquidating, and acquiring commercial property assets is a testament to her networking skills and deep understanding of the commercial real estate landscape.

In the dynamic and fast-paced commercial real estate climate, Elizabeth stands out for her diverse understanding of the market and her ability to execute transactions with top-notch professionalism.

Career Summary:

Throughout her tenure with Lee & Associates Inland Empire North, Inc., Elizabeth has successfully completed numerous real estate transactions for commercial property owners. She is a seasoned professional and a go-getter, representing a variety of projects within San Bernardino County. Her primary focus includes Office, Industrial, Retail and vacant land, covering areas such as Commercial Asset & Property Management, Commercial Sales, and Commercial Leasing.

Personal Achievements:

Elizabeth Brown's remarkable career has been recognized with several prestigious awards and honors, including being ranked among the top two Commercial Real Estate Firms by the Inland Empire Business Journal. She has been named the High Desert Top MLS Commercial Agent in 2015, 2016 and 2023 & 2024 received the Best of the Desert Top Agent award in 2013 from the Daily Press, and was recognized as one of the Top 15 Agents in Southern California in 2012 by Real Estate Forum. Elizabeth has also been acknowledged as a Costar Power Broker in 2011, 2012, and 2014 & 2023 & 2024.

In 2018, Elizabeth was recognized as a Top Influential Business Women Commercial Real Estate Leader in the Inland Empire North. Continuing her trajectory of success, in 2022, she earned additional acclaim by being honored as the Best Industrial Manager by the Institute of Real Estate Management (IREM), solidifying her outstanding career in commercial real estate.

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BENIAMIN KISLIUK

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CalDRE #02036531

PROFESSIONAL BACKGROUND

Benjamin (Ben) Kisliuk is a seasoned commercial real estate professional with nearly 10 years of experience serving clients throughout Southern California, with a primary focus on the High Desert region, specializing in industrial, retail, office, multifamily, land development, and investment sales. He began his career in residential real estate, developing strong negotiation skills and a client-focused foundation before transitioning fully into commercial real estate.

Ben holds an active Real Estate License, is a certified CIN (Certified Investment Network) and has completed multiple CCIM courses to strengthen his financial, valuation, and investment analysis capabilities. He has additionally studied commercial development, zoning, entitlements, and feasibility planning, giving him a deeper understanding of both existing assets and future development opportunities. His ability to combine detailed market research with practical deal strategy allows him to provide clients with clear direction and data-driven recommendations.

Known for his strong communication, structured process, and analytical approach, Ben consistently delivers value by accurately positioning properties, negotiating effectively, and managing transactions efficiently. Clients frequently praise his responsiveness, transparency, and ability to navigate complex deals with confidence.

Ben is fluent in both Russian and English and maintains active memberships with the National Association of Realtors (NAR), California Association of Realtors (CAR), High Desert Association of Realtors, and the AIR Commercial Real Estate Association. These affiliations keep him connected to industry updates, regulatory changes, and best practices.

Outside of real estate, Ben enjoys hiking, volunteering locally, and spending time with his family. His core values—integrity, diligence, and professionalism—guide his approach to every assignment.

Whether working with buyers, sellers, landlords, or investors, Ben is committed to delivering strategic guidance and exceptional service throughout every step of the commercial real estate process.

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