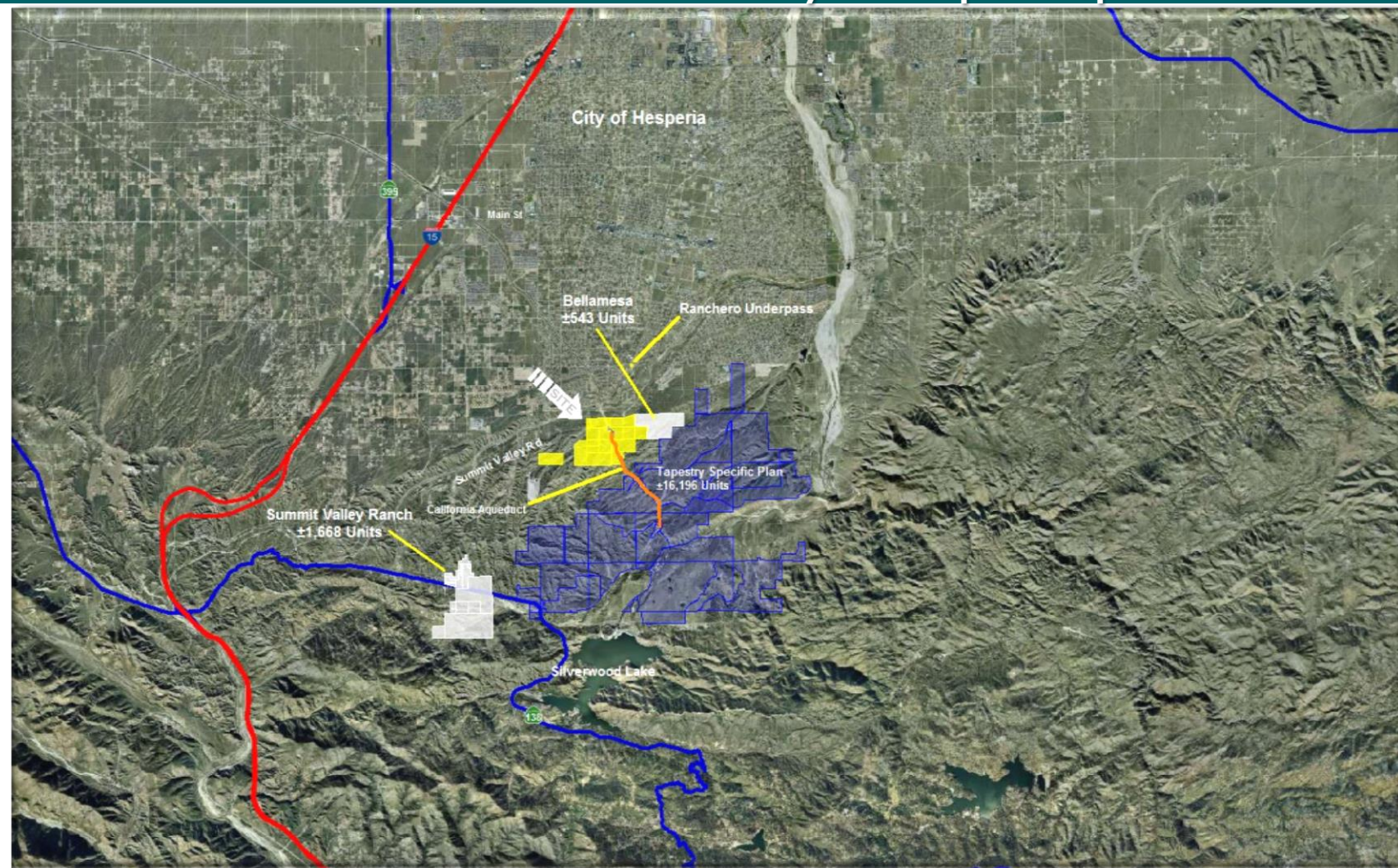


# For Sale - ±710 Acres Summit Valley, Southern California

## City of Hesperia Sphere of Influence

### Property Features

- This property features parcels totaling ±710 Acres of prime land for a future Master Planned Community.
- Located in San Bernardino County in the City of Hesperia's (sphere of influence).
- Zoned for special development (SD) under the city general plan.
- Property is located one hour from Ontario International Airport and center of the California Inland Empire and within minutes of beautiful Lake Silverwood and local mountain ski resorts.
- Property also has a mile of frontage along the California aqueduct with stunning views of water, mountains and desert landscape.
- The property has easy access to I-15 along with highway 138 to the south. Easy access to Summit Valley Rd and Rancho Rd.
- The project of widening Highway 138 will begin in November 2014.
- City of Hesperia, a progressive city with good staff for quality projects.
- This property is located just north of the Tapestry project which is a ±9,850 Acre three phase planned residential development. The planned development calls for ±16,196 single family units.
- This property is also located west of the Bellamesa project which is a 240 acres planned for 543 units.



**Joseph W. Brady CCIM, SIOR**  
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**BRE LIC #00773589**

**Asking Price \$7,029,000.00**



**P.O. Box 2710**  
**Victorville, CA 92393**

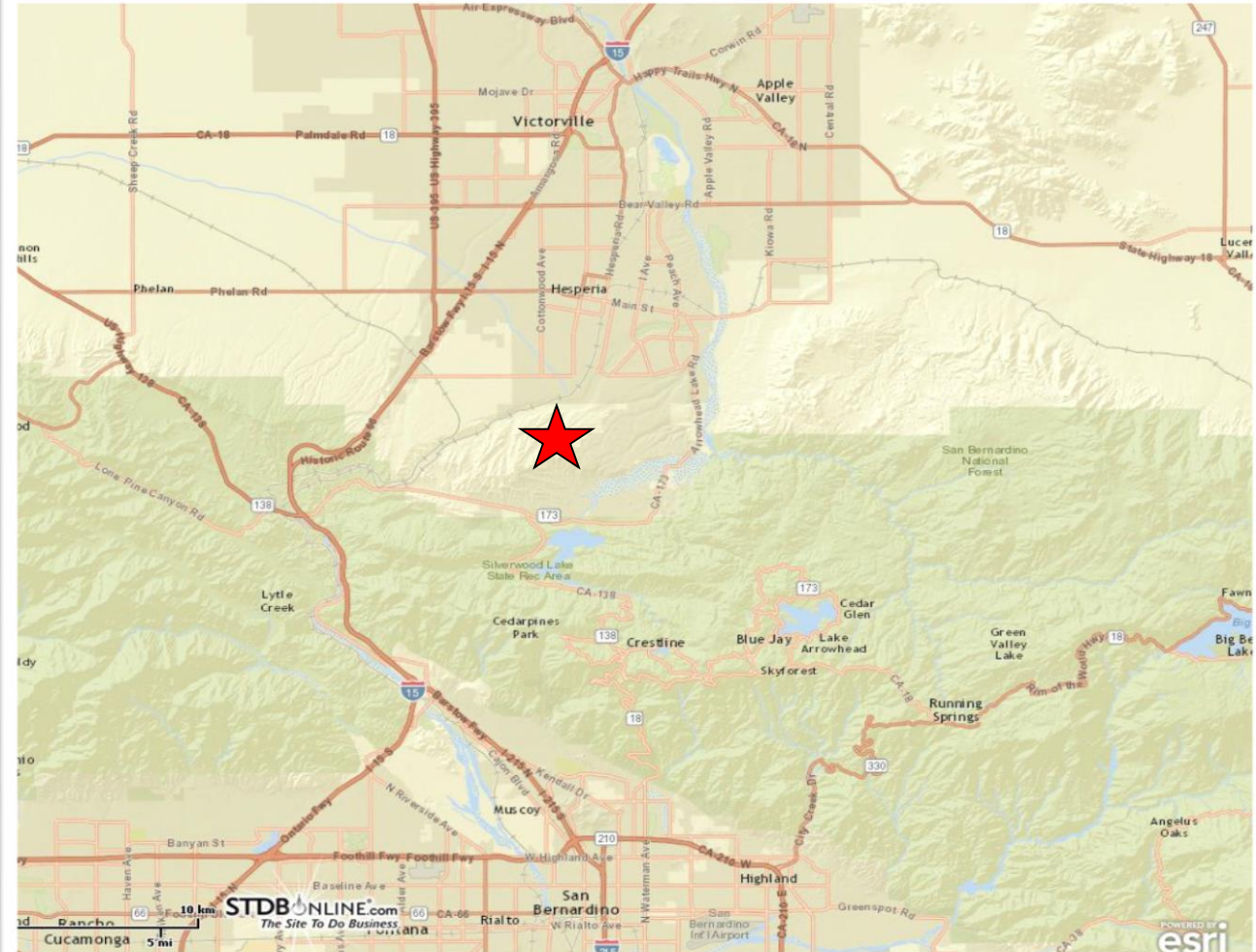
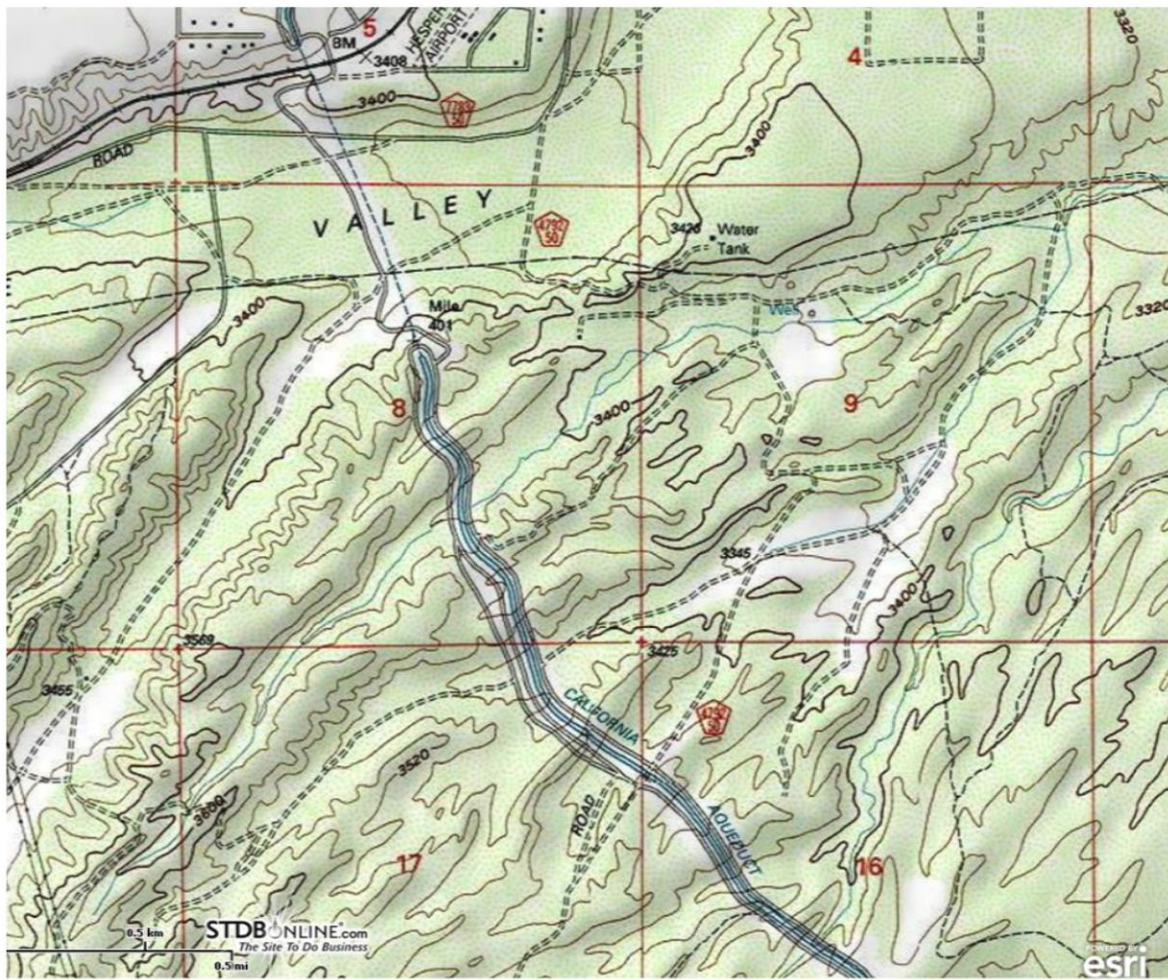
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**For Sale - ±710 Acres Summit Valley, Southern California**  
**City of Hesperia Sphere of Influence**



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