

**LARGE LAND
PARCEL
FOR SALE**

Priced Aggressively

\$513,260

**ATTRACTIVE SELLER
FINANCING
AVAILABLE**

0468-011-05

Southern
California
Logistics
Airport

Adelanto

80 ACRES FOR SALE!

MOJAVE
HEIGHTS

THE VILLAGE

Located at Colusa Rd & Mojave River
Victorville, CA 92394

GOLDEN MESA

SOUTH ADELANTO

Cindy S K

DRE: 01896164

Tel: (760) 760-7131

cindyskre@gmail.com



THE OPPORTUNITY

80 Acres adjacent to:

1. The Mojave River
2. Solar Farm
3. Victor Valley Wastewater Reclamation Authority Plant
4. Southern California Logistics Airport
5. The City of Adelanto, but located in Victorville
6. Tremendous Industrial Growth

The seller is motivated and willing to provide aggressive seller financing for the right buyer. This parcel is priced to sell.

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Uses Per Zoning*:

<https://www.victorvilleca.gov/government/city-departments/development/planning/check-your-zoning>

- ANIMAL BREEDING, KENNEL, SHELTER, STABLES
- COMMERCIAL NURSERY/ORCHARD
- ACCESSORY STRUCTURES, INCLUDING SOLAR, WIND GENERATION
- SFR
- COMMUNITY /RESIDENTIAL CARE
- SUPPORTIVE/TRANSITIONAL HOUSING
- SOME ASSEMBLY
- SOME EDUCATION
- SOME MEDICAL
- CERTAIN PUBLIC FACILITIES
- RELIGIOUS
- PUBLIC TRANSPORTATION
- SOME UTILITIES
- WIRELESS COMMUNICATION
- HOTEL/MOTEL
- MORTUARY/CREMATORY
- FAMILY DAY CARE
- TEMPORARY USE SUCH AS CONTAINER STORAGE

** Buyer to verify zoning*

PROPERTY OVERVIEW	
APN	0468-011-05
SIZE	80 Acres
ZONING	AE
PRICE	\$513,260

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