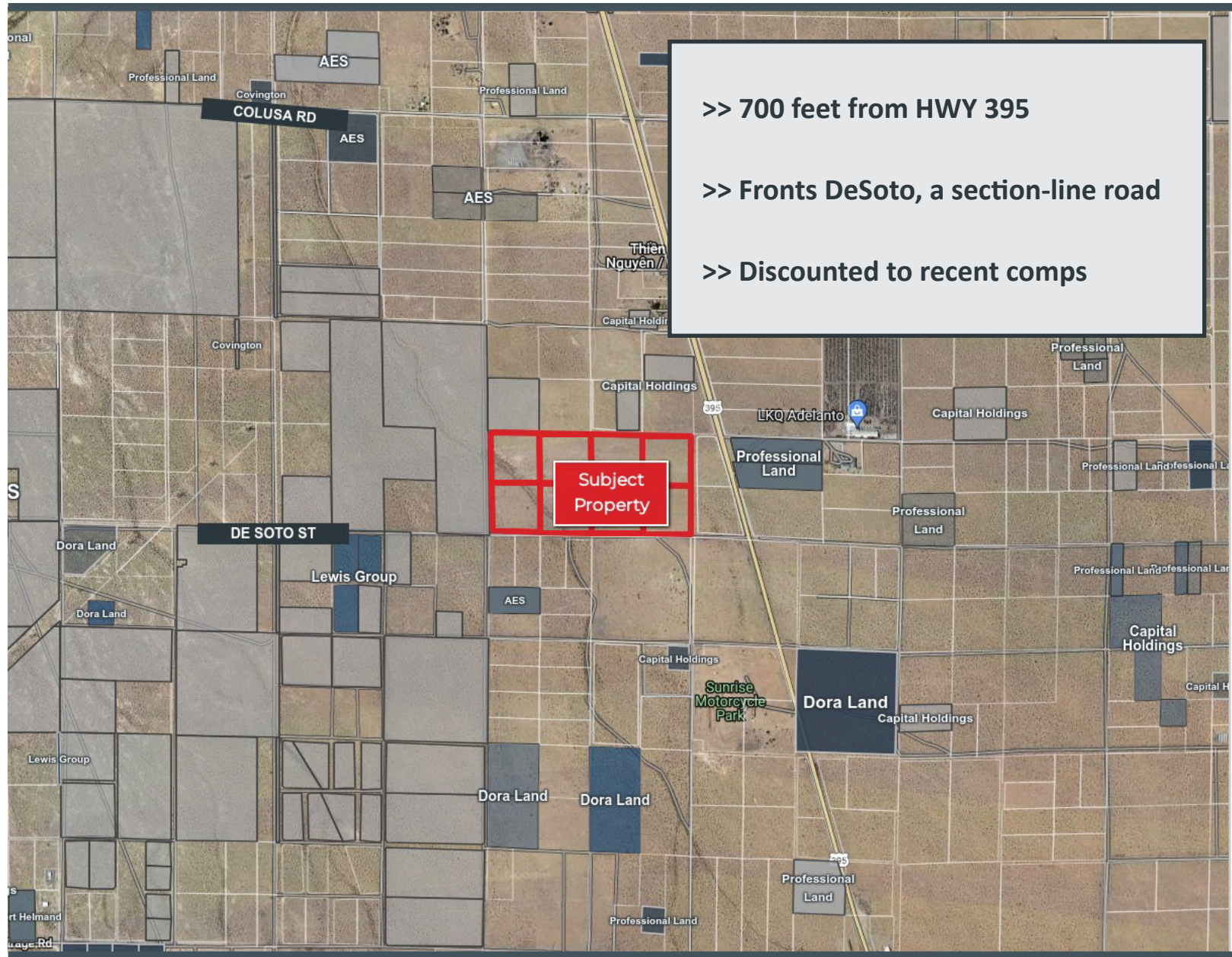




REEDER LAND COMPANY
BROKERAGE & INSIGHT

DeSoto & West of HWY 395



John Reeder

951-847-6928

john@reederlandco.com

DRE Lic: 01749395

Corp Lic: 02215297

Co-listed with: **Randy Coe**

Land Advisors

714-904-6500

RCoe@landadvisors.com

DRE # 00998869



DeSoto & West of HWY 395

Asking Price: \$640,000

Property Size: Approx. 80 gross acres including exterior street dedications

Map Link: <https://map.reederlandco.com/?uid=Iwlgmnl>

Location: Adelanto

APN: 046017139+

Zoning: DL

Water: City water is shown as being near the property per City map

Sewer: Buyer to verify

Other Utilities: Verify with providers

CFD: N/A

Condition: Raw land

Comments: The property is within 3 miles of an Amazon Fulfillment Center. It is also within hundreds of feet of HWY 395. Land on the other side of HWY 395, in a worse location than the subject property, has gone for roughly \$1.50/sf. This is an opportunity to make a value buy, and get the benefit of the upswing in economic activity implied by the high industrial prices, but with a much lower cost.



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Local Market New Home Project Summary

Community	City	Builder	Price	Sq.Ft.
Dorada	Apple Valley, CA	Evergreen Homes LLC	\$619.5K - \$678.5K	2,508 - 3,057
Santolina	Victorville, CA	DR Horton	\$411k - \$486k	1,600 - 2,600
Verbena	Victorville, CA	DR Horton	\$455k - \$496k	1,900 - 2,617
Seneca Pointe	Adelanto, CA	DR Horton	\$397k - \$418k	1,583 - 1,874
Alicante	Victorville, CA	Frontier Communities	\$419K - \$481.5K	1,733 - 2,422
Desert Willow Ranch	Hesperia, CA	Frontier Communities	\$475K - \$551K	1,841 - 2,707
Diamond Ridge III	Victorville, CA	Frontier Communities	\$461.5K - \$518K	2,017 - 2,707
Diamond Ridge IV	Victorville, CA	Frontier Communities	\$451K - \$505.5K	2,017 - 2,707
Creekside	Victorville, CA	KB Home	\$421K - \$530K	1,430 - 2,899
Amber II	Victorville, CA	Legacy Homes	\$447K - \$504.5K	1,870 - 2,526
Country Creek	Victorville, CA	Legacy Homes	\$434K - \$510K	1,673 - 2,653
Desert Willow Village	Victorville, CA	LGI Homes	\$422K - \$515K	1,454 - 2,529
Pacific Crest	Hesperia, CA	Pacific Communities	\$517K - \$561K	2,239 - 3,110
Pacific Point	Hesperia, CA	Pacific Communities	\$467K - \$495K	1,633 - 2,304
Seasons at Ottawa	Victorville, CA	Richmond American Homes	\$412K - \$535.5K	2,080 - 3,040
Seasons at Park West	Victorville, CA	Richmond American Homes	\$417K - \$527K	2,080 - 3,040
Seasons at Summerfield	Victorville, CA	Richmond American Homes	\$415K - \$510K	2,380 - 3,040
Seasons at Topaz	Hesperia, CA	Richmond American Homes	\$450K - \$540.5K	2,080 - 3,110
Seasons at Torrey	Hesperia, CA	Richmond American Homes	\$427K - \$529.5K	2,030 - 2,630
Solé at Summerfield	Victorville, CA	Richmond American Homes	\$425K - \$473K	2,080 - 2,580

D·R·HORTON
America's Builder

kb
HOME

LGI
HOMES

RICHMOND
AMERICAN HOMES



FRONTIER
COMMUNITIES

PACIFIC
COMMUNITIES

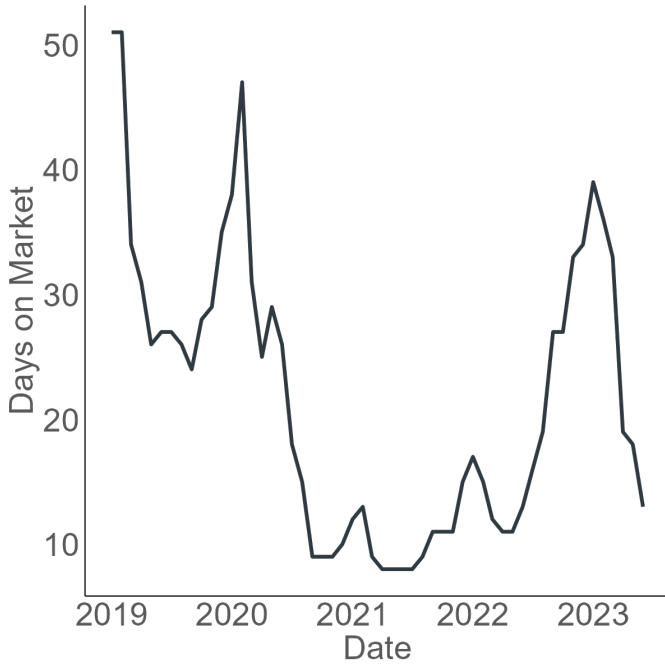
LEGACY HOMES

Evergreen
HOMES

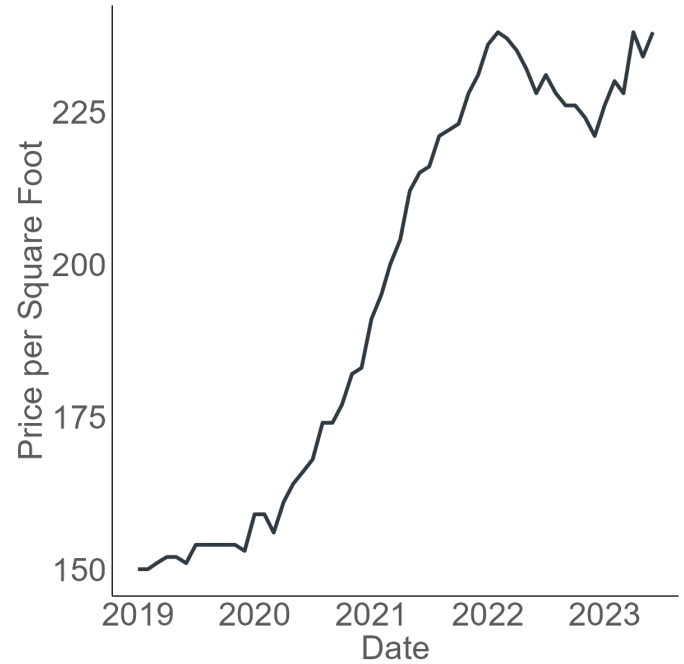


Local Market Resale Conditions

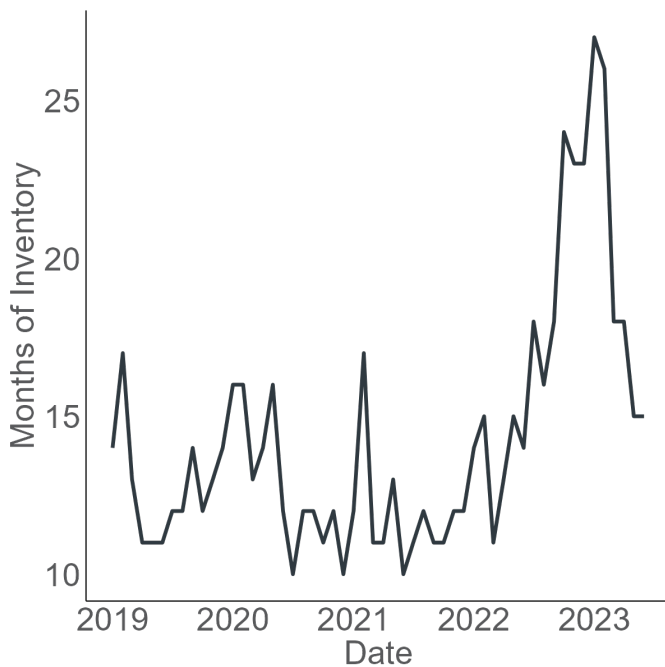
Days on Market



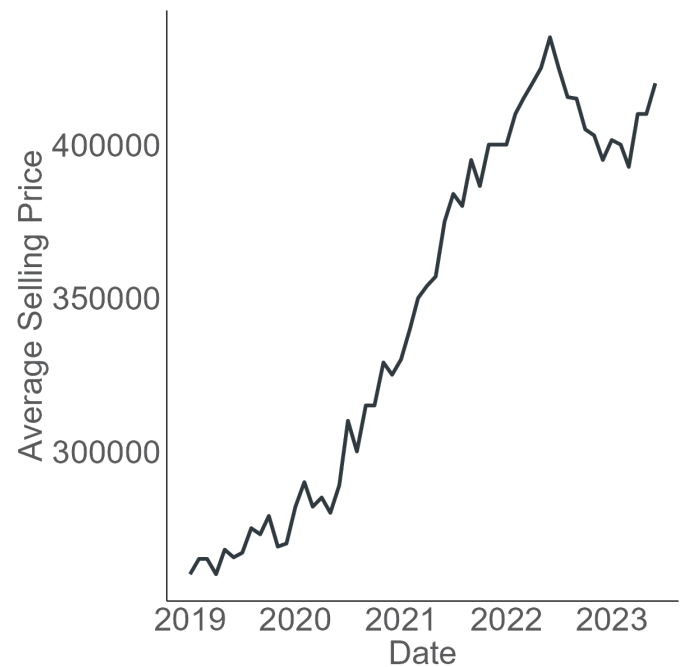
\$/Foot



Months of Inventory

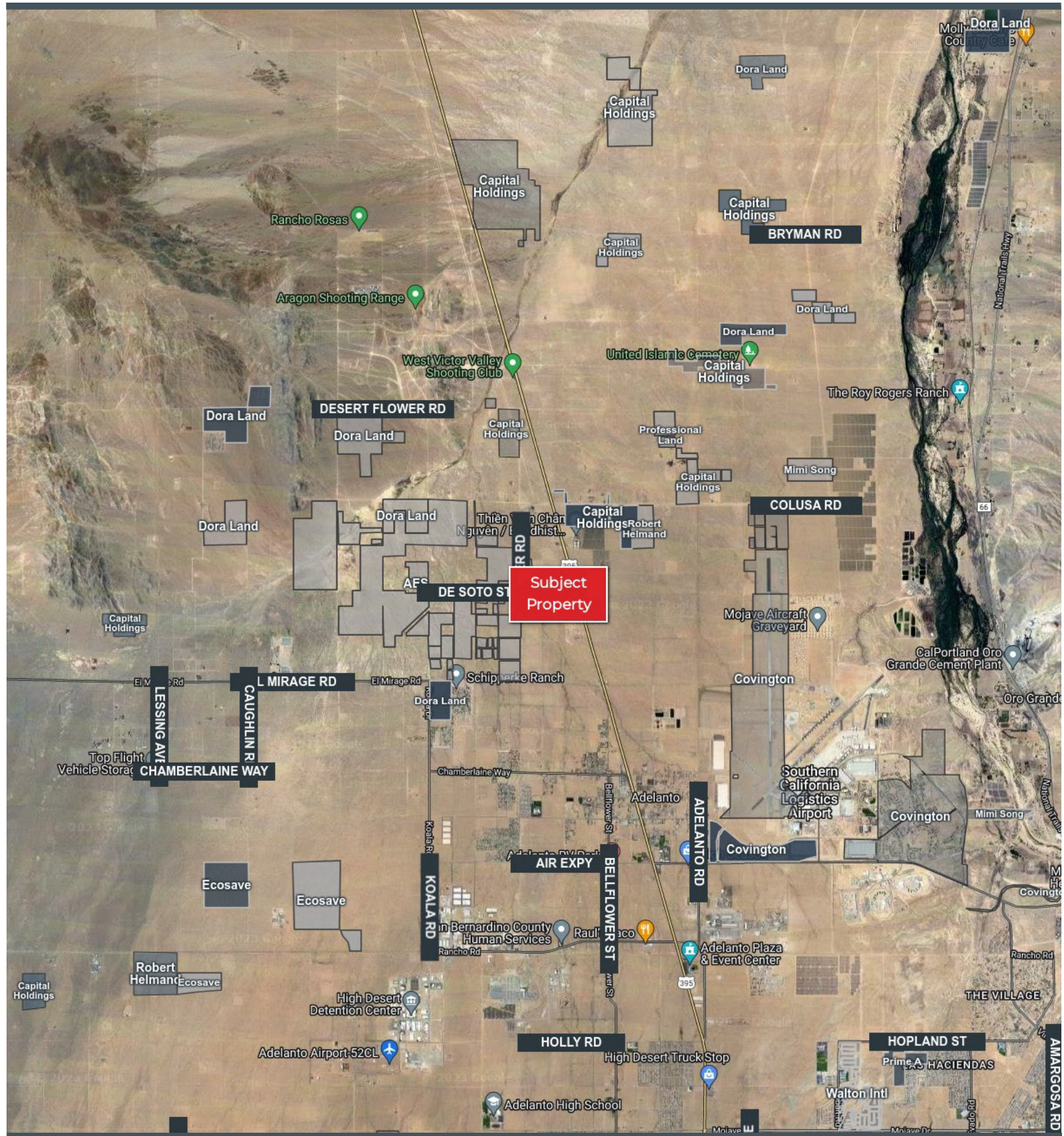


Median Selling Price





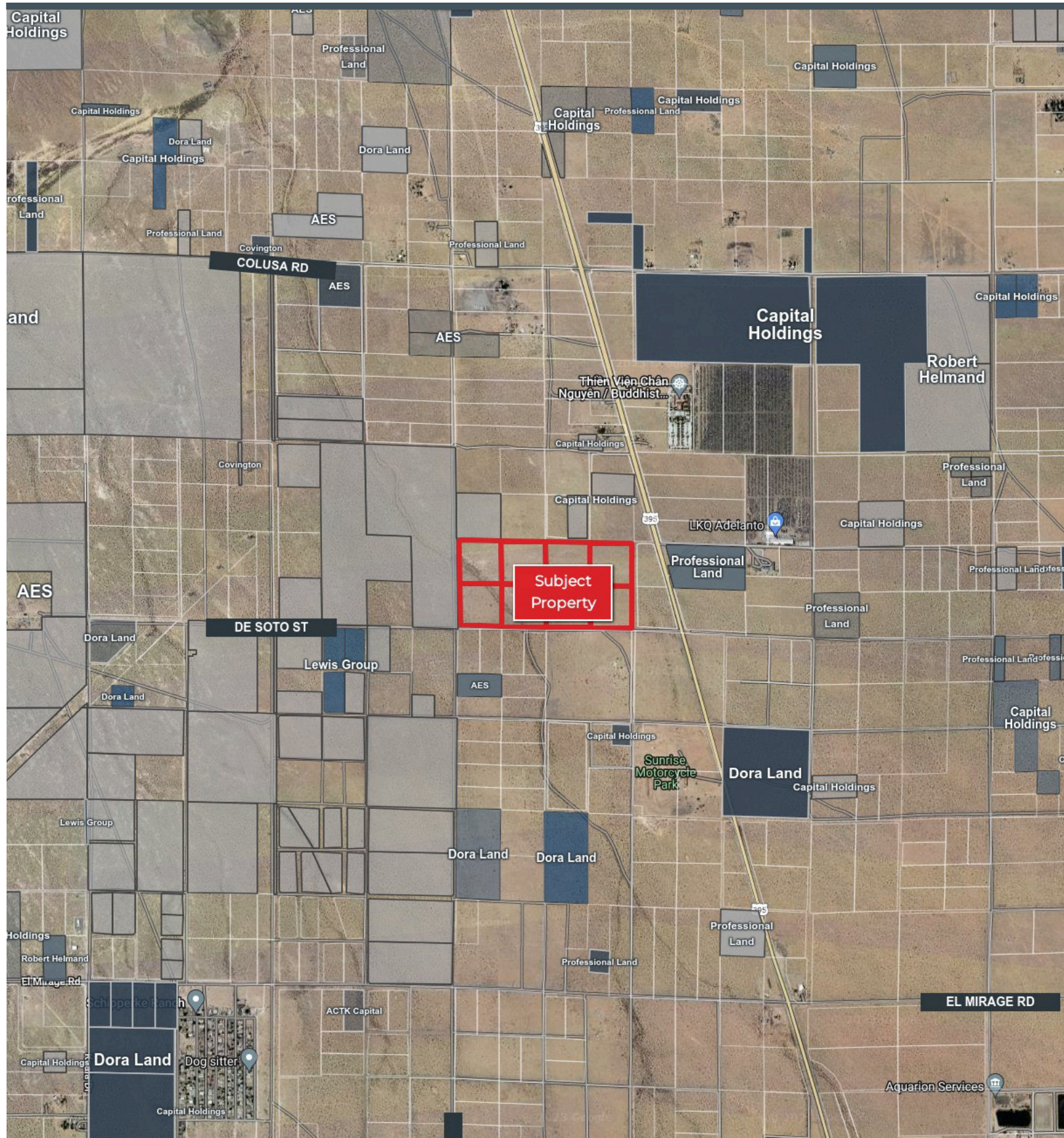
MARKET ACTIVITY





DeSoto & West of HWY 395

MARKET ACTIVITY

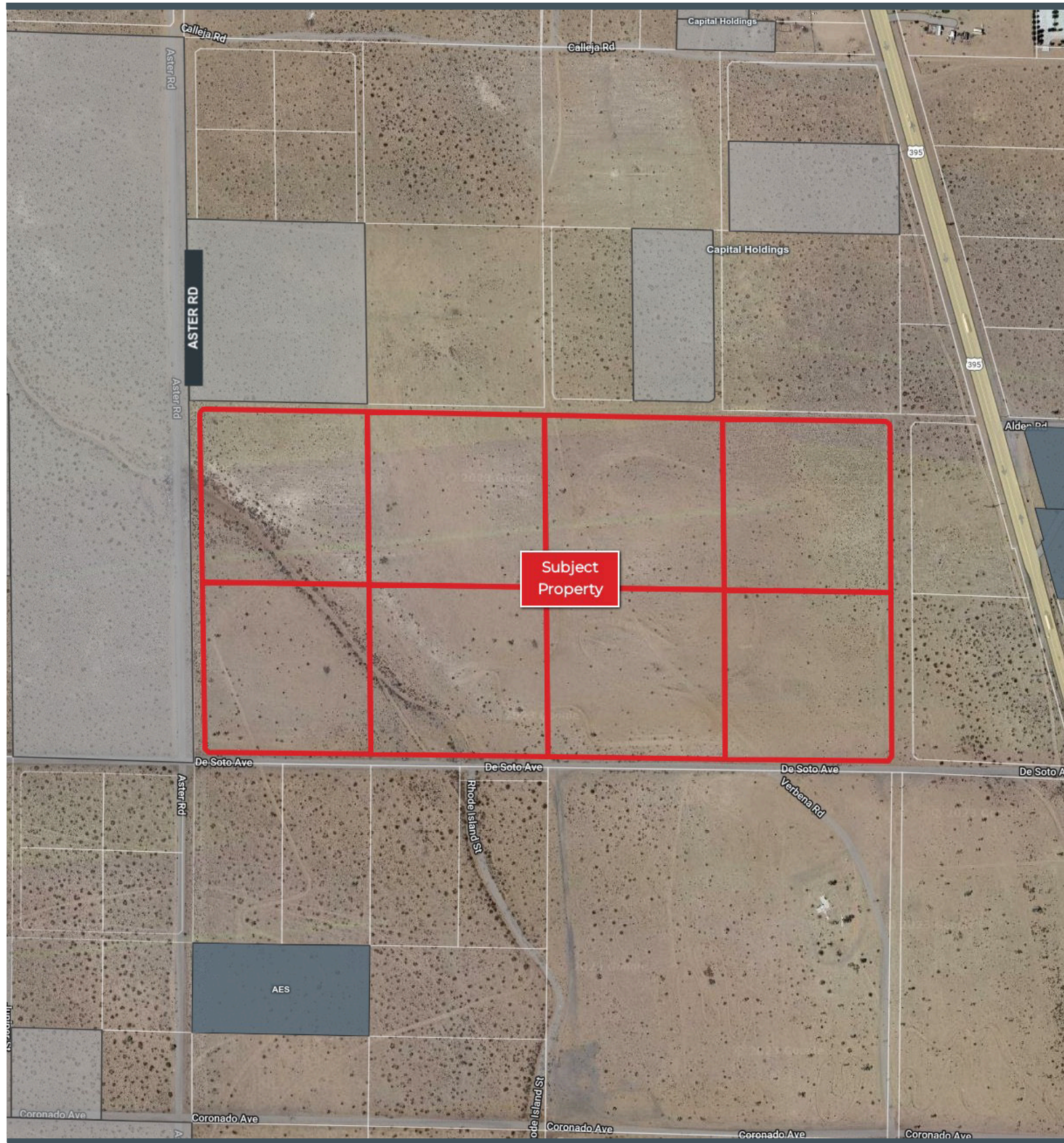




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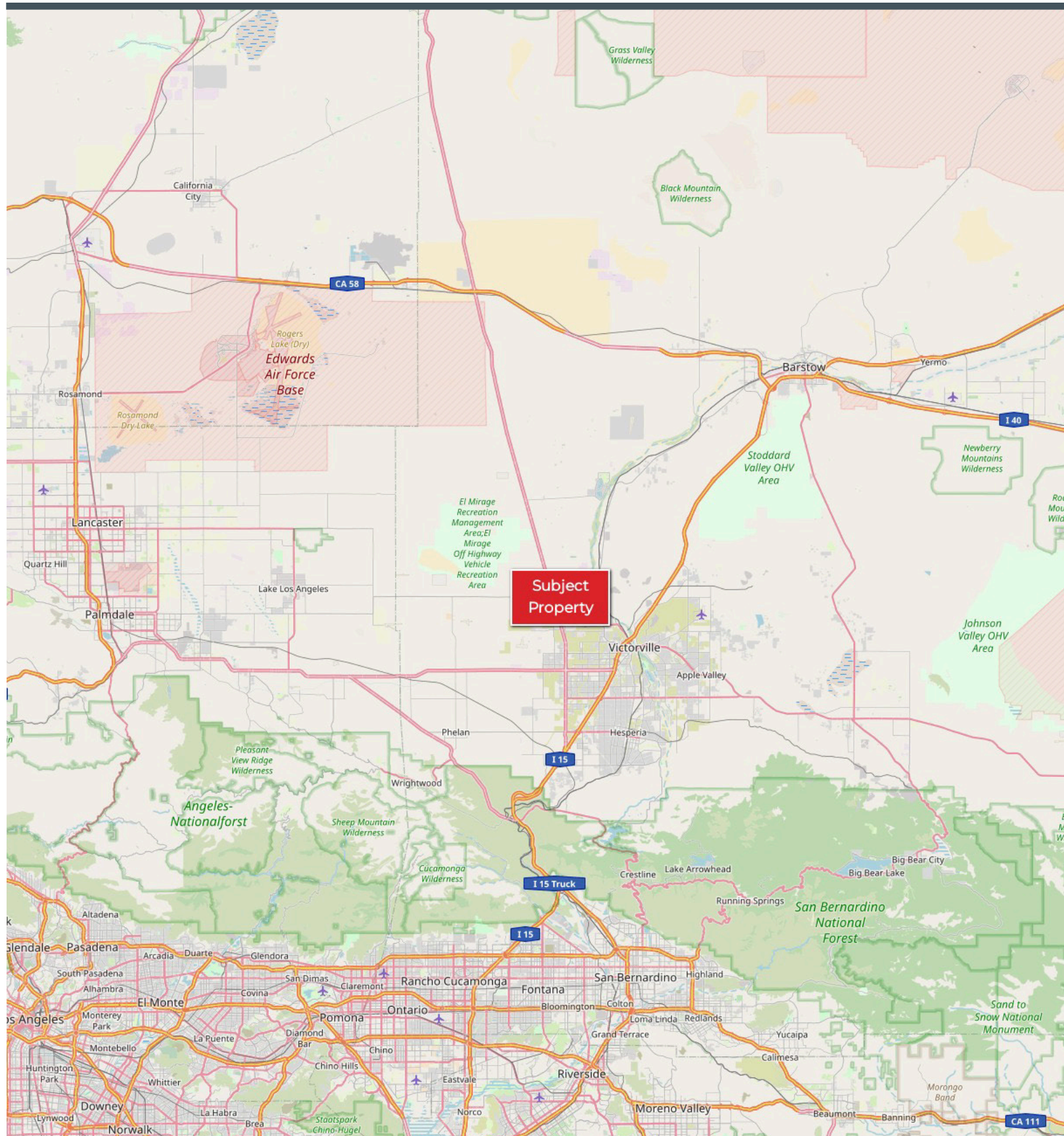
AERIAL VIEW





DeSoto & West of HWY 395

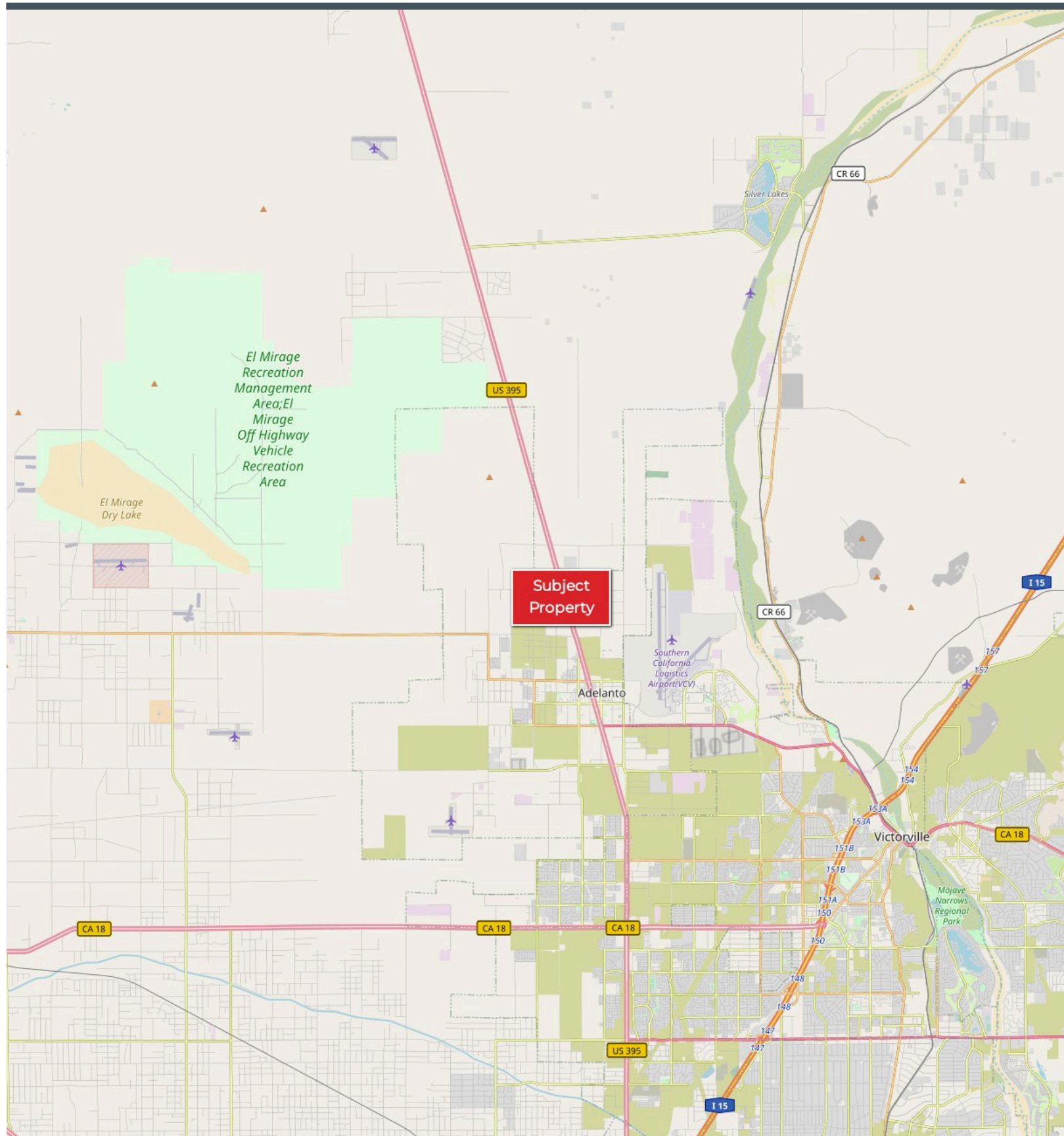
REGIONAL MAP





DeSoto & West of HWY 395

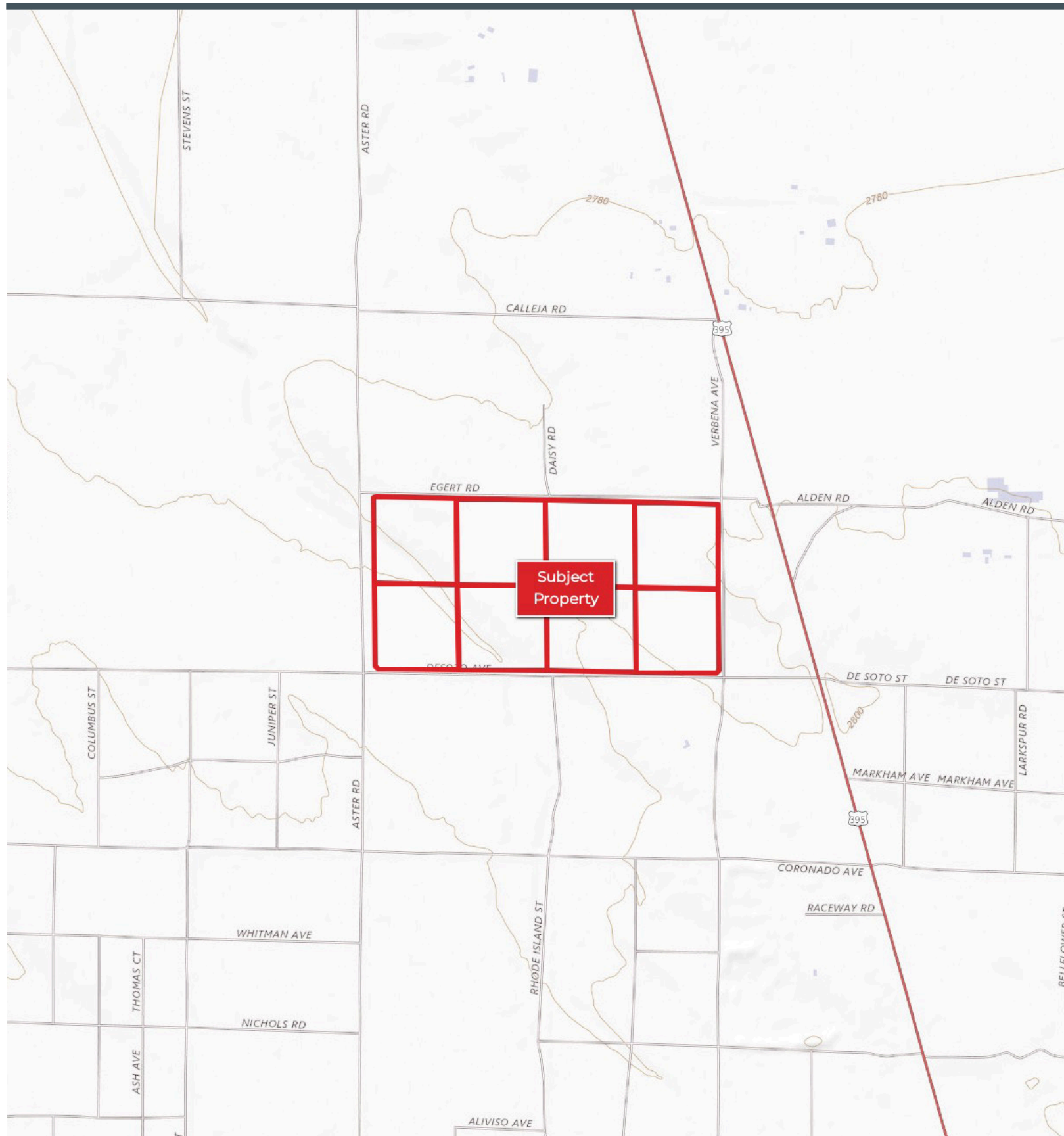
LOCAL MAP





DeSoto & West of HWY 395

TOPO





Due Diligence:

Land is an inherently risky investment. Proper due diligence can remove some but not all of that risk. We have obtained the information presented in this brochure using efforts which are consistent with the professional practices expected of real estate agents in the State of California, and also consistent with the practices expected of members of the National Association of Realtors. However, there are myriad reasons that land investors should conduct their own due diligence. Those reasons include, but are not limited to:

- Cities and counties frequently change their zoning regulations. Future changes have the potential to impact the value of land in ways that are impossible to foresee. Buyers should discuss their intended use of the property with the jurisdiction responsible for land use control.
- Utility providers sometimes make mistakes in drawing the maps which depict the location of infrastructure and it's not possible for real estate agents to independently verify the accuracy of that information. Buyers should discuss the cost to obtain services directly with utility providers.
- Real estate agents can't predict future market conditions, or whether there will be a liquid market for the sale of any land investment at the time the owner desires to dispose of it. Any opinion related to the current market, offered by Reeder Land Company, should be viewed as a best guess snapshot in time. We can't possibly predict how long those conditions will persist. Buyers should consider the likelihood that the market could change in dramatic ways at any time.
- Development costs will probably impact the Buyer's business plan. Buyers should consult appropriate experts to understand whether the Buyer's intended use can be economically developed.
- The disclosures required for land sales are not intended to address whether any land investment will be a profitable endeavor.
- By the time land is successfully developed- for any use- an entire team of surveyors, engineers, architects, attorneys, financial consultants, contractors, and other experts have been involved. We recommend that Buyers consult with these experts in advance of any land purchase.