

Vacant Land for Sale

El Mirage, CA 92301

**Industrial
Investment Opportunity**

Offering Memorandum

10-Acre Land | Full Mineral Rights | Potential Subdivision Opportunity



MATTHEWS™

Exclusively Listed By



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Property Overview

10-acre vacant land parcel in the Adelanto / El Mirage submarket of San Bernardino County, California, within the Victor Valley high-desert region. The property has been held under stable, long-term ownership since 1990.

Positioned along the Highway 395 / I-15 logistics and industrial growth corridor between Victorville and Edwards Air Force Base, the parcel is in an area that has seen meaningful land value appreciation over the past 24 months. Comparable 10-acre vacant parcels traded between \$110,000 and \$125,000 in 2024 and 2025. The property is in San Bernardino County and has a 2025 property tax assessment of \$364.52. The county assessor's records list the parcel use code as "Vacant Land." Buyers are advised to confirm the specific zoning designation with San Bernardino County Land Use Services prior to acquisition. Low base carrying costs support a long-hold investment strategy.

The parcel offers confirmed road access (verified via public street-level imagery) and includes full mineral rights. Subject to San Bernardino County's lot-size standards, the property may have subdivision potential, providing additional optionality for a developer or land banker (subject to county verification).



10-Acre Land | Road Access | Full Mineral Rights

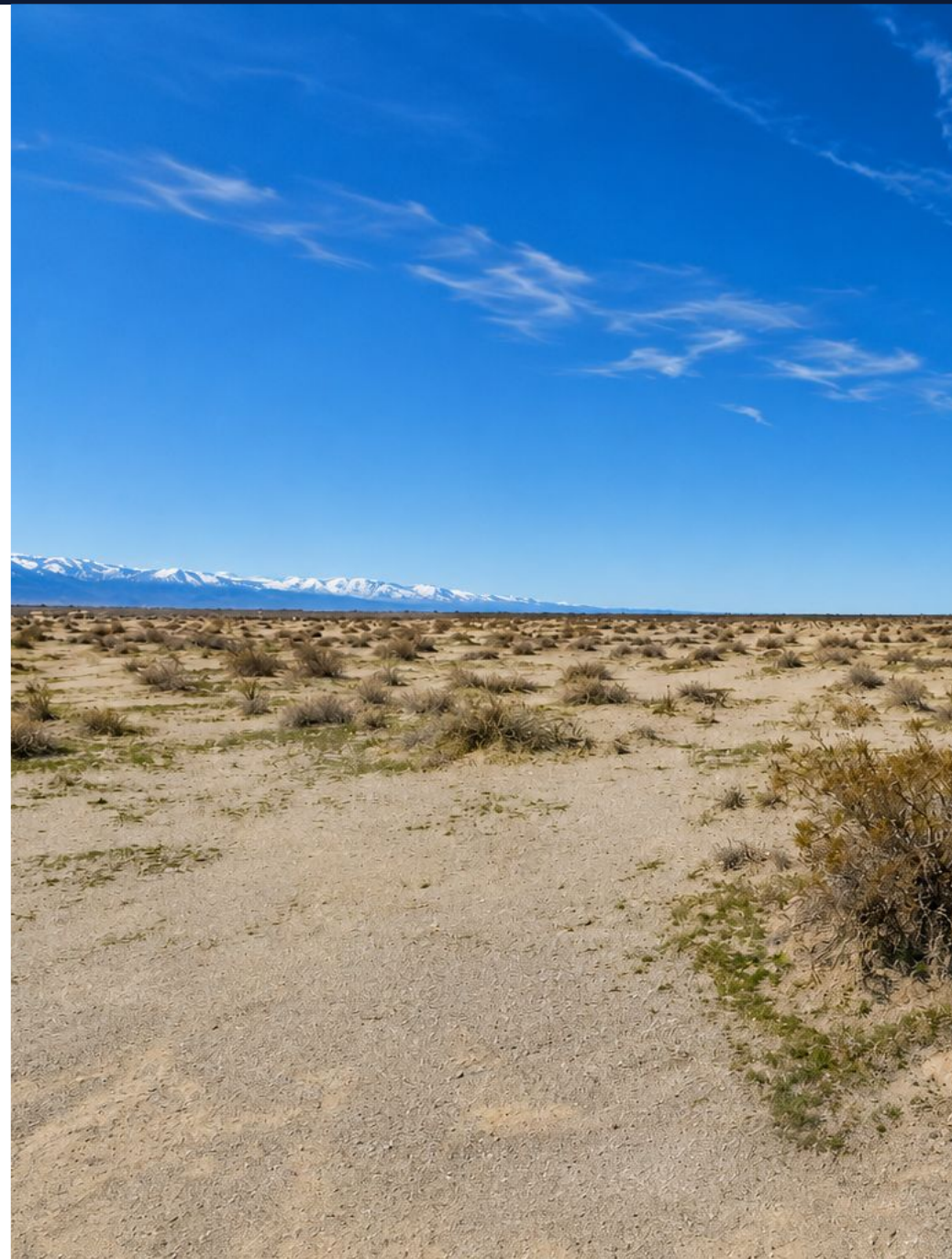
Property Highlights

Investment Overview

- Land Area: 10 acres (435,600 sq ft)
- APN: 0458-281-18-0000
- Location: Adelanto / El Mirage corridor, San Bernardino County, CA
- GPS Coordinates: 34.596242, -117.525605
- Assessor Use Code: Vacant Land (zoning to be verified with San Bernardino County Land Use Services)
- Submarket: Within the Highway 395 / I-15 logistics and industrial growth corridor
- Road Access: Confirmed via public street-level imagery
- Mineral Rights: Full mineral rights convey with the sale
- Subdivision Optionality: Potential subdivision opportunity subject to San Bernardino County approval
- Ownership Tenure: 35+ years held under stable trust ownership

Utilities

Buyer to verify utility availability and connection costs before purchase. The property is in an unincorporated area of San Bernardino County. Well water and septic systems are typical in this submarket, and the Mojave Water Agency serves as the regional groundwater authority. Electric service is available through Southern California Edison, which can provide line extension quotes upon request. Buyer is advised to contact the relevant utility providers and San Bernardino County Environmental Health Services for site-specific feasibility and cost estimates.





Edwards Air Force Base (AFB)

±11,500 Personnel
Premier hub for American aerospace development and flight testing

El Mirage Dry Lake Off-Highway Recreation Area

±100,000+ Annual Visitors
Premier location for off-roading, motor sport racing, aviation and wind sports, and Hollywood filming.



El Mirage Airfield

±1,800 Employees
Private, high-security flight test facility for Unmanned Aerial Vehicles (UAVs)



Southern California Logistics Airport

±4,500 Employees
Home to 62 Active On-Site Businesses

• Lancaster

• Palmdale

• El Mirage

• Adelanto

• Victorville



Palmdale Regional Airport

±9,000 Employees
Shares its runways and infrastructure directly with United States Air Force Plant 42

NORTHROP GRUMMAN

BOEING

LOCKHEED MARTIN



Subject Property

BNSF
RAILWAY

San Bernardino Intermodal Facility

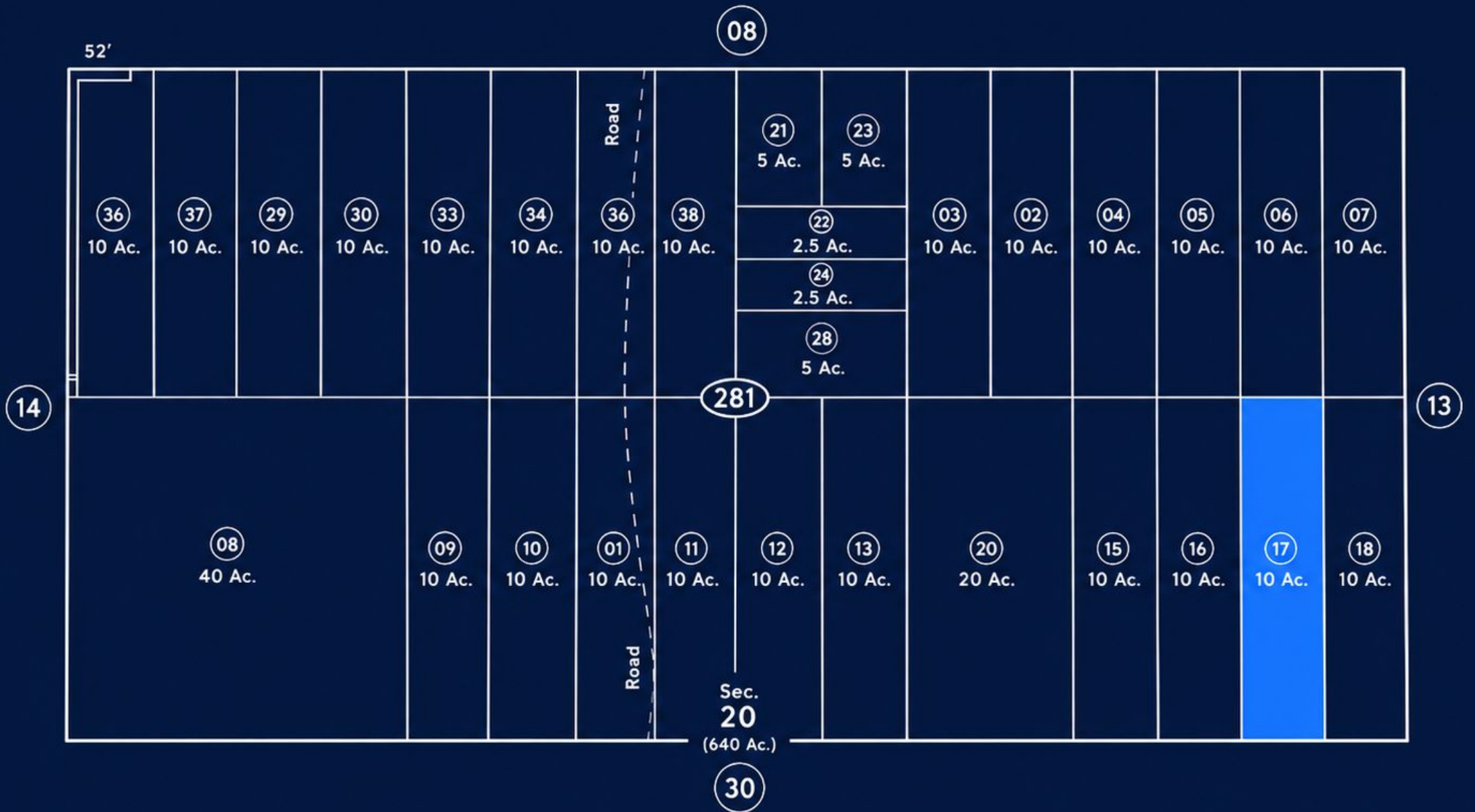
The terminal acts as the main railway artery for the Inland Empire's massive logistics footprint, directly connecting the yard to ±600M SF of nearby warehouse and distribution space

• Glendale

• Los Angeles

• San Bernardino

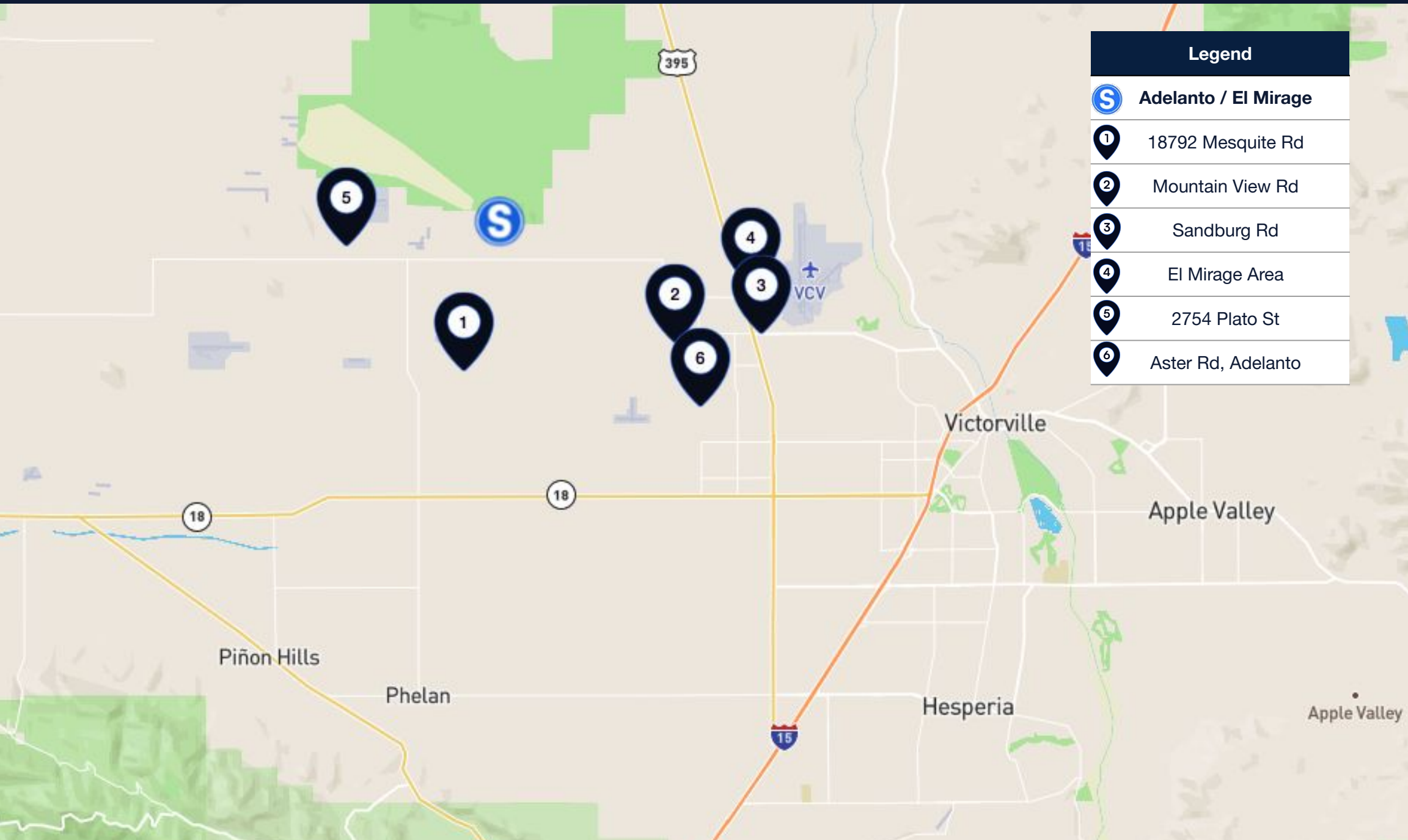
Site Plan



Comparable Land Sales

	Address	State	Zip Code	Property Type	Sale Price	Land Area SF	Price PSF	Sale Date	Zoning
	Adelanto / El Mirage (APN 0458-281-18-0000)	CA	92301	Vacant Land	\$117,500	435,600	\$0.27	N/A – Subject	TBV*
	18792 Mesquite Rd, Adelanto	CA	92301	Vacant Land	\$125,000	435,600	\$0.29	2024-12-16	TBV – County
	Mountain View Rd, Adelanto	CA	92301	Vacant Land	\$110,000	435,600	\$0.25	2025-12-04	TBV – County
	Sandburg Rd, Adelanto	CA	92301	Vacant Land	\$74,000	200,375	\$0.37	2025-06-03	TBV – County
	El Mirage Area, Adelanto	CA	92301	Vacant Land	\$50,000	435,600	\$0.11	2024-10-02	TBV – County
	2754 Plato St, Adelanto	CA	92301	Vacant Land	\$46,900	871,200	\$0.05	2024-08-12	TBV – County
	Aster Rd, Adelanto (MLS-listed)	CA	92301	Vacant Land	\$380,000	407,286	\$0.93	2024-06-01	Manufacturing / Industrial

Comparable Land Sales - Map



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **Adelanto/El Mirage, CA, 92301** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.