

Valley Dr.
Apple Valley, CA 92307



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ADDRESS

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PROPERTY OVERVIEW

0.76ac Vacant Land Parcel situated within The Apple Valley Village Specific Plan District 5, a High-Density Residential Zoning allowing for nearly 8 units per acre. Types of residential uses envisioned for this District includes townhomes, condos, and low-rise apartments. Well located in close proximity to US Hwy 18 which provides a direct path to the 15 Freeway by heading west or to the East by way of the Morongo Basin back to the 10 Freeway in the Lower Desert. The Town of Apple Valley is pro-growth committed to the longevity of the town and quality of life therein. The Apple Valley Village is experiencing a huge rebirth as of late with new restaurants and shops. The vision of the Village Specific Plan is to revitalize the Town's historic downtown while preserving its rustic hometown charm. Come take a look at this amazing opportunity.

APN:

3112-721-25

MUNICIPALITY

Apple Valley | County of San Bernardino

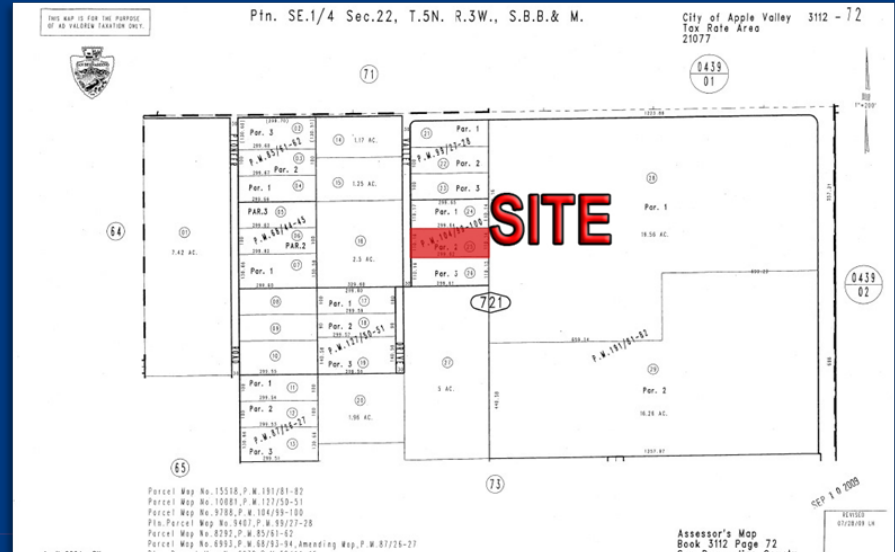
ZONING

Zoning is High-Density Residential

ASKING PRICE FOR SALE

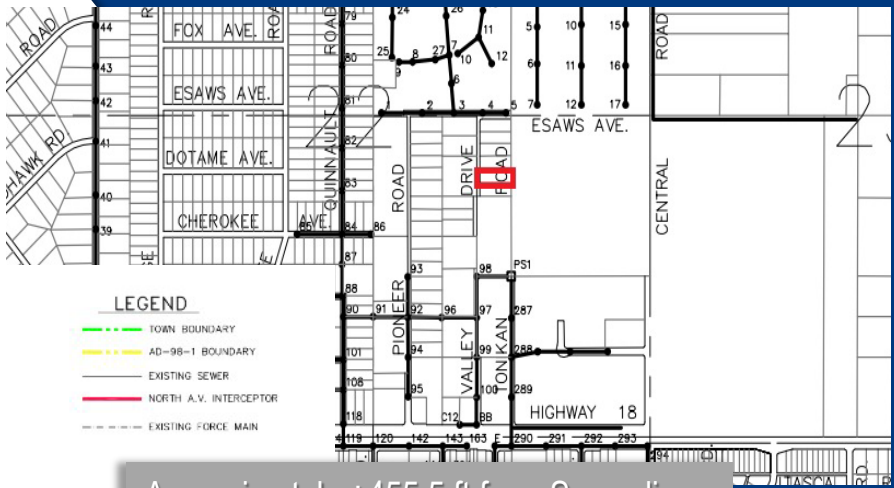
\$44,900

SITE SUMMARY



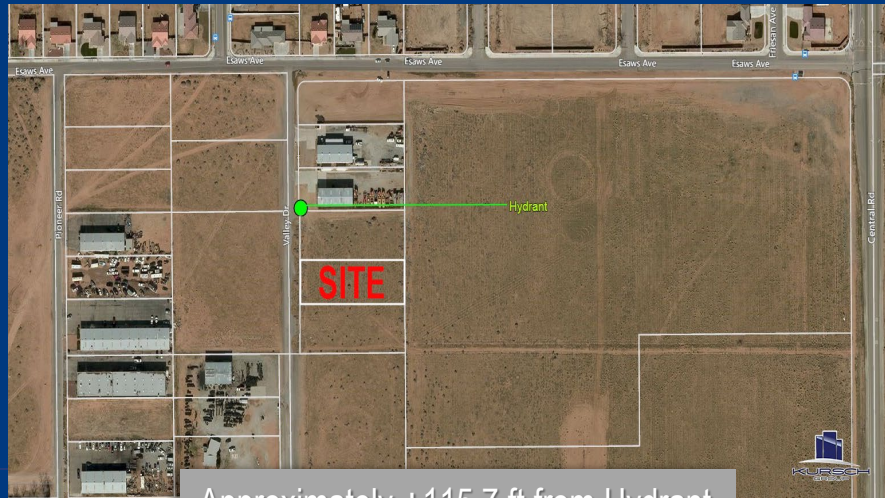
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SEWER & WATER MAPS



- LEGEND**
- TOWN BOUNDARY
 - AD-98-1 BOUNDARY
 - EXISTING SEWER
 - NORTH A.V. INTERCEPTOR
 - EXISTING FORCE MAIN

Approximately ±455.5 ft from Sewer lines

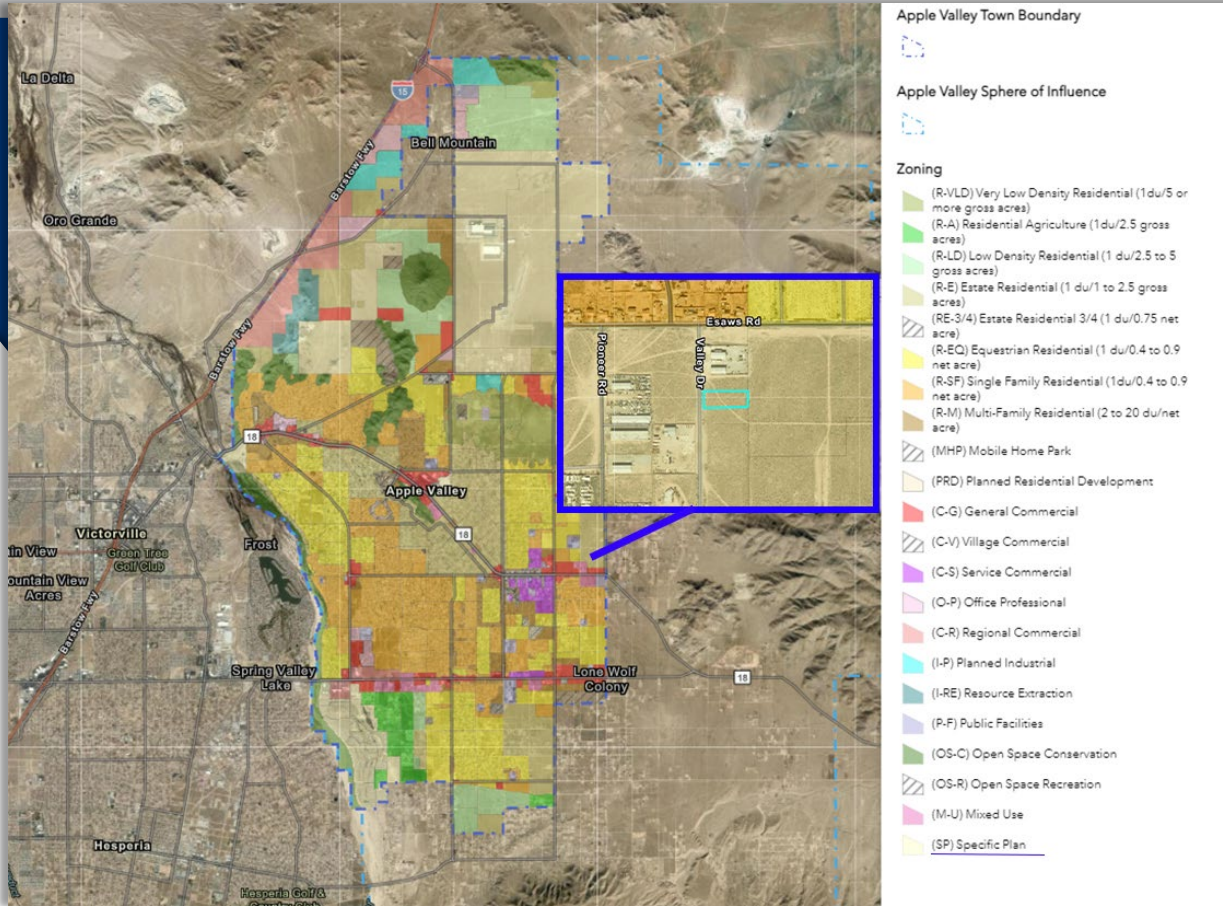


Approximately ±115.7 ft from Hydrant



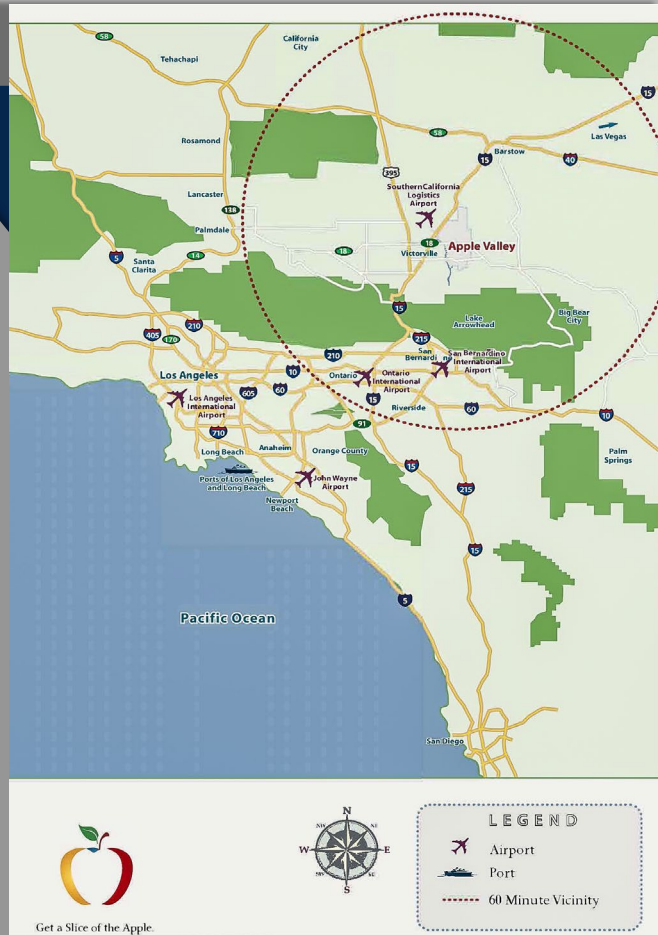
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ZONING



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Location Map



Los Angeles, CA	95 mi / SW	1 hr, 32 min
San Diego, CA	152 mi / S	2 hr, 27 min
Phoenix, AZ	364 mi / E	5 hr, 22 min
San Francisco, CA	424 mi / NW	6 hr, 50 min
Salt Lake City, UT	611 mi / NE	8 hr, 47 min
Denver, CO	938 mi / NE	13 hr, 37 min
Dallas, TX	1,428 mi / E	20 hr, 21 min

Apple Valley is located just north of the San Bernardino Mountains in San Bernardino County within the Inland Empire of Southern California. San Bernardino is the largest county in the contiguous United States by area and its population numbers over 2.1 million residents. It is part of the Riverside-San Bernardino-Ontario Metropolitan Statistical Area which has almost 4.7 residents. Some of the largest employers in San Bernardino include Amazon ($\pm 1,900$ employees), St. Mary Medical Center ($\pm 1,630$ employees), Apple Valley Unified School District ($\pm 1,420$ employees), and California State University San Bernardino (± 950 faculty/staff and $\pm 20,000$ students).

brightline



- The high-speed electric train will move passengers from Apple Valley to Las Vegas in about 90 minutes, at speeds greater than 200 miles per hour and remove over 3 million cars and 400,000 tons of carbon dioxide annually.
- The 260 mile rail system is expected to begin moving passengers in early 2028.
- The rail service is expected to create more than 40,000 construction jobs and more than 1,000 permanent jobs once operational.
- The station and maintenance facility will be located near Dale Evans Parkway in the newly annexed area of north.
- The Apple Valley station is expected to catalyze transit - oriented commercial and residential development in the surrounding area.



Barstow International Gateway (BIG)



Overview

BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers to domestic containers.

