



CENTURY 21® Masters

COMMERCIAL LAND DEVELOPMENT OPPORTUNITY

TOWN OF APPLE VALLEY, CA



FOR SALE

Approximately 11 Acres Commercial Land

Smaller Portion Available - Buyer To Split

Century 21 Masters offers this prime development opportunity in the Town of Apple Valley (TAV) which consists of 11 acres of commercial land. Parcel has frontage on two streets.

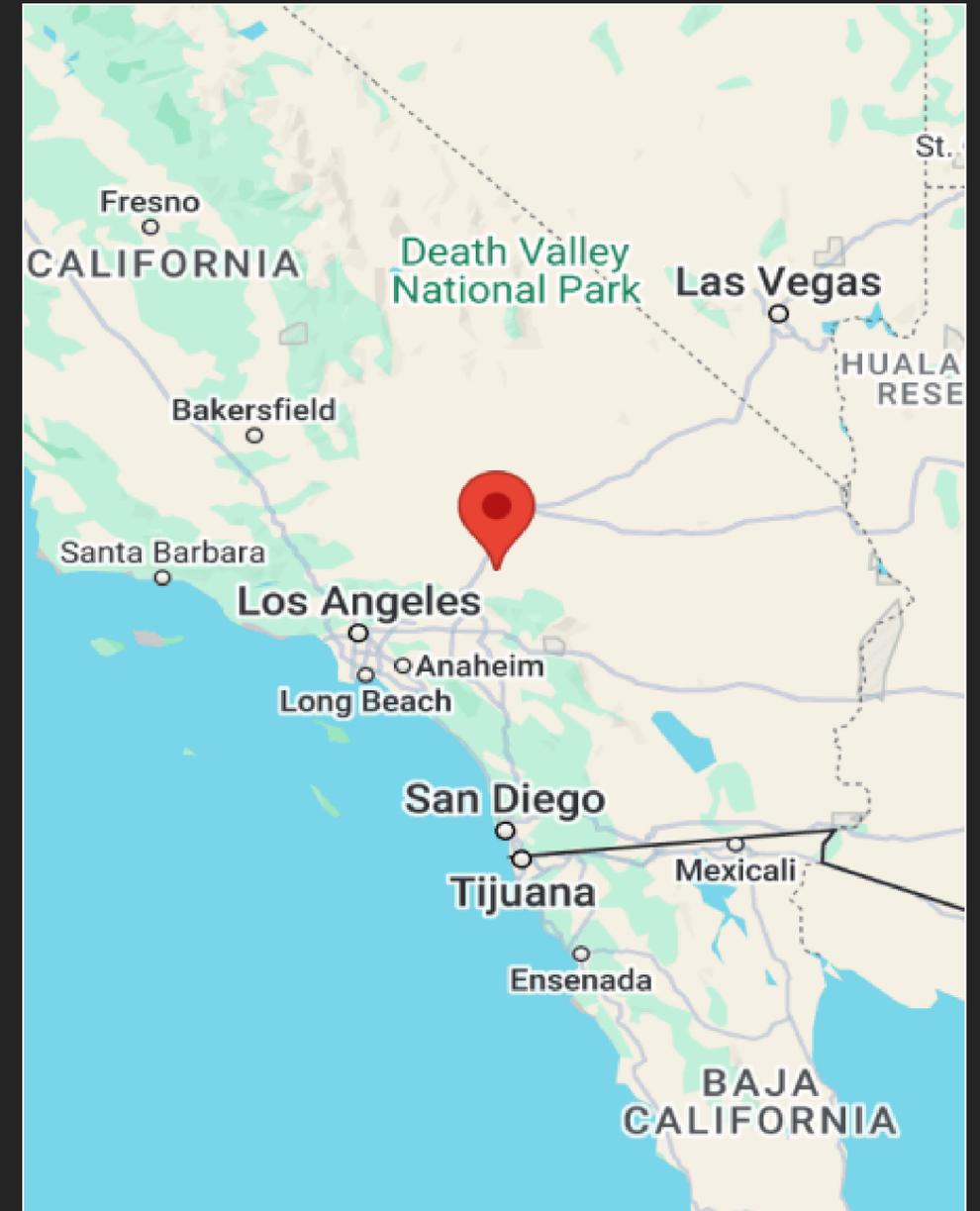
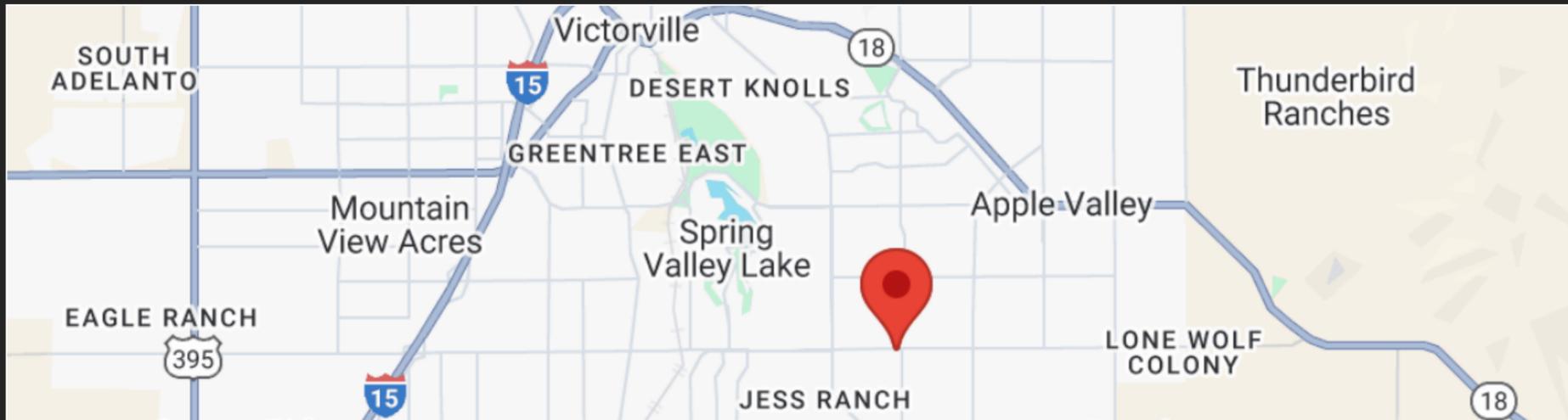


Area Location Map

Prime Location in Town of Apple Valley, just 7 miles east of the I-15 freeway to Las Vegas. 85 miles NE of Los Angeles. High development activity around this parcel since the sewer line was extended east to the Bear Valley/Deep Creek intersection. Parcel is adjacent to newly opened Shell station at intersection.

The Town of Apple Valley, CA (TAV) boasts a developer-friendly environment with short entitlement processes and an ample workforce. TAV is currently welcoming the new state-of-the-art Brightline West electric train stop, for quick travel from Los Angeles to Las Vegas.

In its efforts to maintain its status as a regional logistics center, TAV also announced the coming of a new \$96 million Lecangs logistics facility. This 1.2 million SF project is expected to bring significant infrastructure improvements and job creation to the area.



Property Highlights

SIZE: 2.2-11 Acres Available, Buyer to Split

APN: 0434-032-29-0000

ZONING: CG - Commercial General

LOCATION: Frontage on 2 Streets—Bear Valley Road and Deep Creek Road. Land wraps around new Shell gas station/convenience store on corner.

SEWER/WATER: New sewer line on Bear Valley Road. Water line on Bear Valley Road.

UTILITIES/INFRASTRUCTURE: Gas and electric in street.

ACCESS: Access available from both Bear Valley Road and Deep Creek Road.

PRICE: \$2,671,000. Or Buyer may split and purchase approx 2 acres of Bear Valley Rd. frontage at \$10/sqft or remaining portion fronting Deep Creek Rd at \$4/sqft.

LOCATION INFO

Postcode
92308

Submarket
Mojave River Valley

Submarket Cluster
Inland Empire North

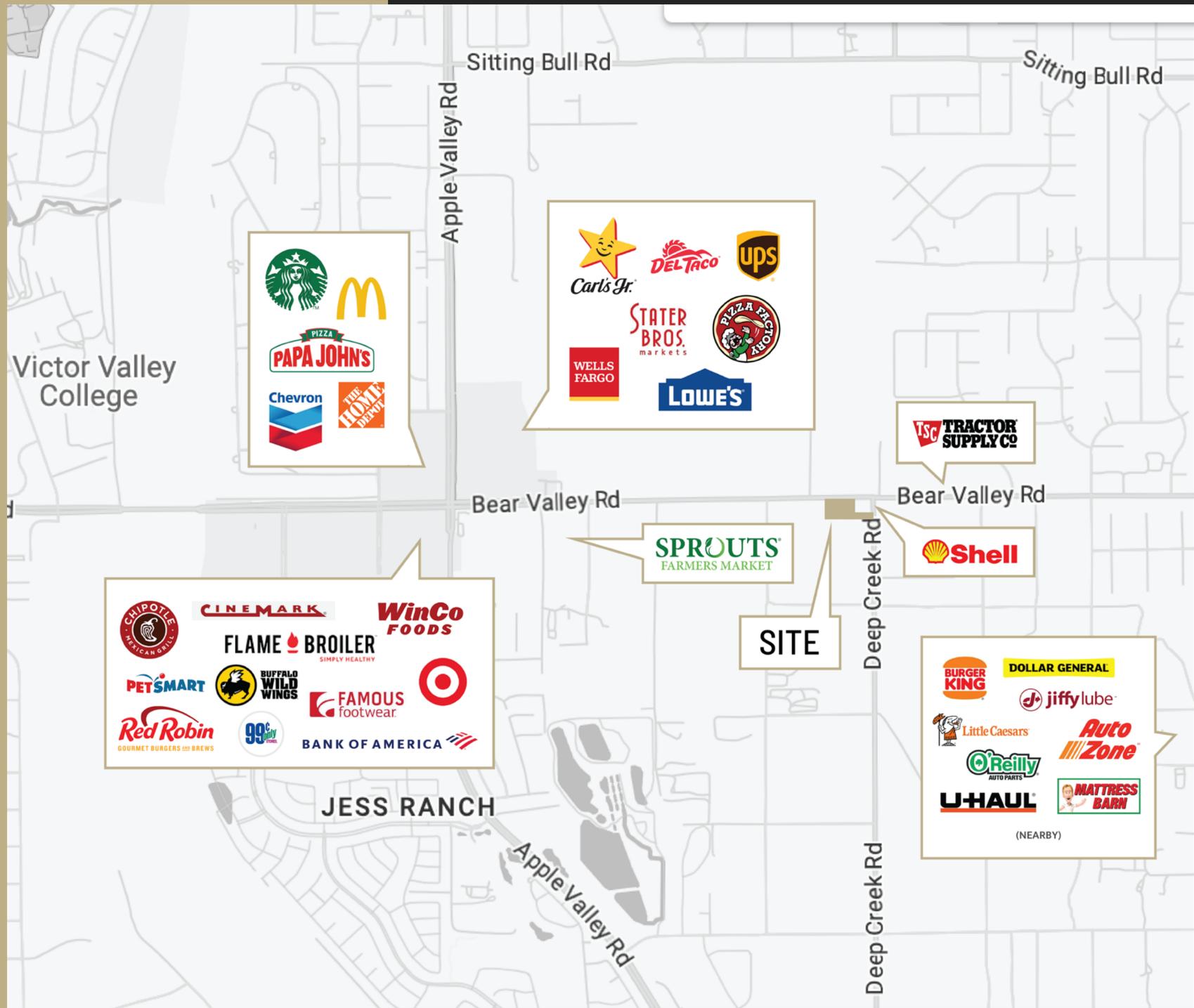
Market
Inland Empire (California)

County
San Bernardino

State
California

CBSA
Riverside, San Bernardino,
Ontario, CA

DMA
Los Angeles, CA-NV



COMMERCIAL LAND

Surrounding Industry

Parcel is adjacent to newly opened Shell gas station on corner of Bear Valley and Deep Creek. Newer Tractor Supply store is approx. 1 block to the east on Bear Valley Road. Sprouts center just opened on Bear Valley Road 1 mile to the west. Close proximity to the Jess Ranch Marketplace, Lowe's and Victor Valley College.

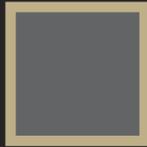


Demographics

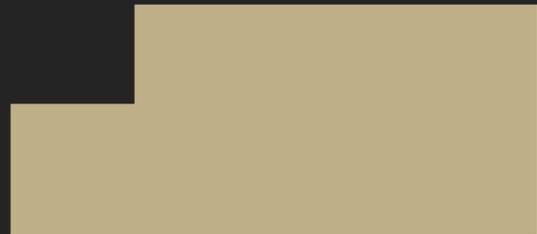
	1 MILE	5 MILES	8 MILES
TOTAL HOUSEHOLDS:	883	42,118	69,844
TOTAL POPULATION:	2,653	127,231	215,959
PERSONS PER HOUSEHOLD:	3	3	3.1
AVERAGE HOUSEHOLD INCOME:	\$102,008	\$87,995	\$86,604
AVERAGE HOUSE VALUE:	\$600,752	\$438,829	\$421,572
AVERAGE AGE:	42	39	38

*The information included in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

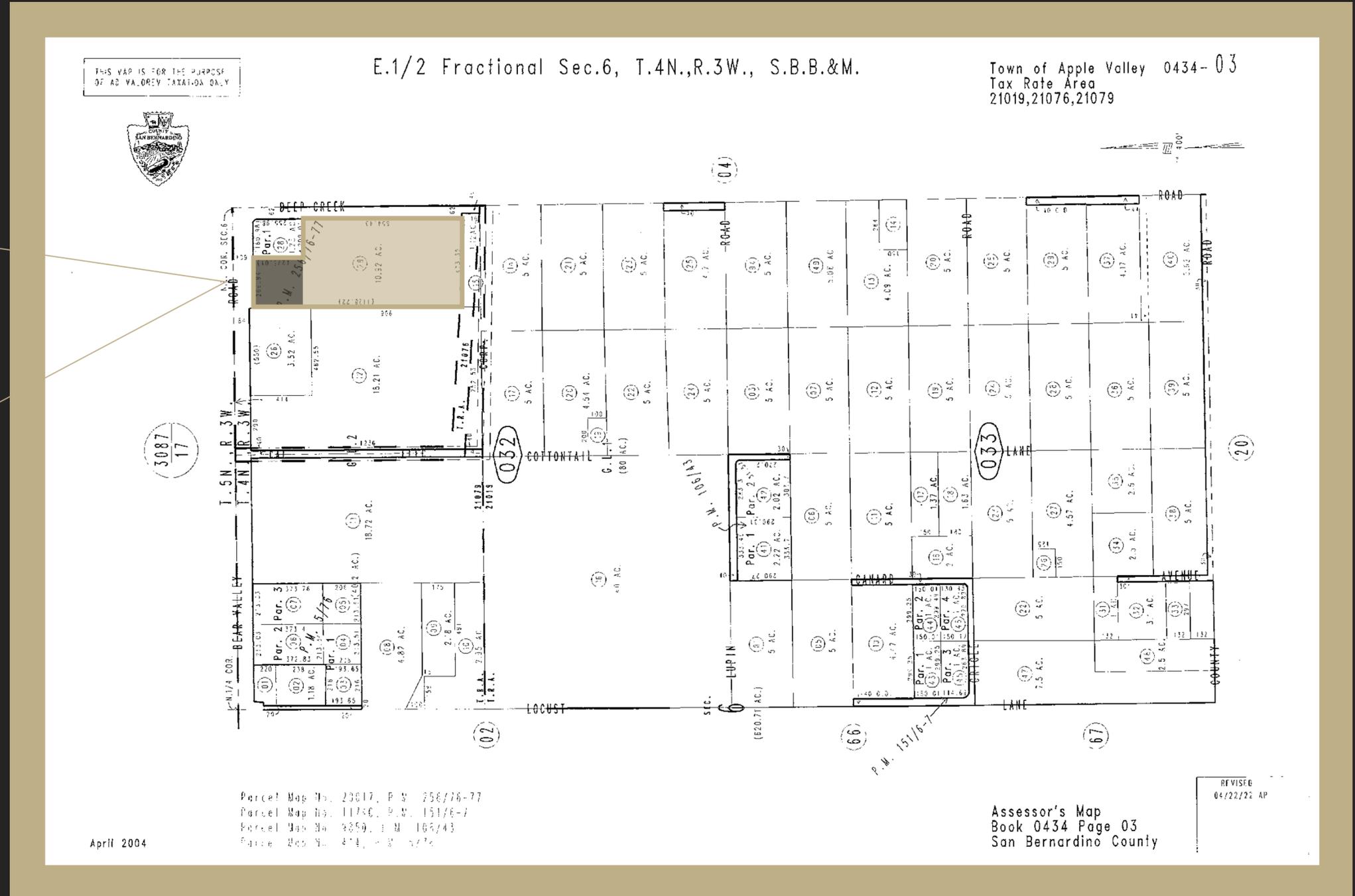
Parcel Map



Potential 2+ Acre Parcel



Approx 11 Acre Parcel





CENTURY 21[®] Masters

Jeannette Grismer

(951) 634-4265 | JGRISMER1@GMAIL.COM | CRESOCAL.COM

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