

NE corner of Powhatan Rd & Rancherias Rd
Apple Valley, CA 92307



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ADDRESS

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PROPERTY OVERVIEW

Expired Tentative Tract Map for Nine (9) Townhome Condo Units. APN 3087-301-19 - ±0.96ac Multi-Family zoned vacant land offering. Situated at the northeast corner of Powhatan Rd & Rancherias Rd in the Town of Apple Valley. Zoning is R-M (Multi-Family Residential) allowing up to 20 units per acre. Curb, gutter, and side walk already existing along the south side of the parcel fronting on Powhatan Rd. Just one block south of Yucca Loma Elementary School. Close proximity to parks, goods, and services. All utilities in the street fronting the site. Excellent opportunity to acquire vacant land for future apartment or townhome development.

APN:

3087-301-19

MUNICIPALITY

Apple Valley | County of San Bernardino

ZONING

R-M (Multi-Family Residential)

ASKING PRICE FOR SALE

\$150,000

SITE SUMMARY

TENTATIVE TRACT MAP NO. 17947 (EXPIRED)

IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

LOT 3453 OF TRACT 3641 APPLE VALLEY RANCHOS UNIT NO. 10, AS PER PLAT
RECORDED IN BOOK 47, PAGES 69 AND 70 OF MAPS. IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY

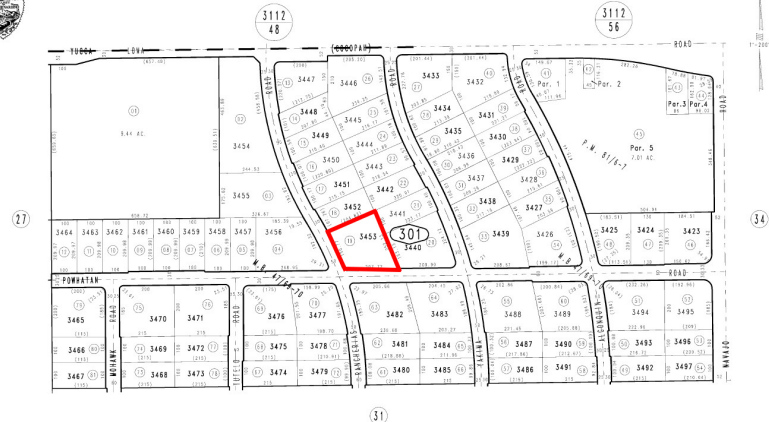
FOR CONDOMINIUM PURPOSES



THIS MAP IS FOR THE PURPOSE
OF AS SHOWN (AERIAL ONLY)

Ptn. N.1/2, N.E.1/4, Sec. 28, T.5N., R.3W., S.B.M.

Town of Apple Valley 3087-30
Tax Role Area
21077



SEP. 1997

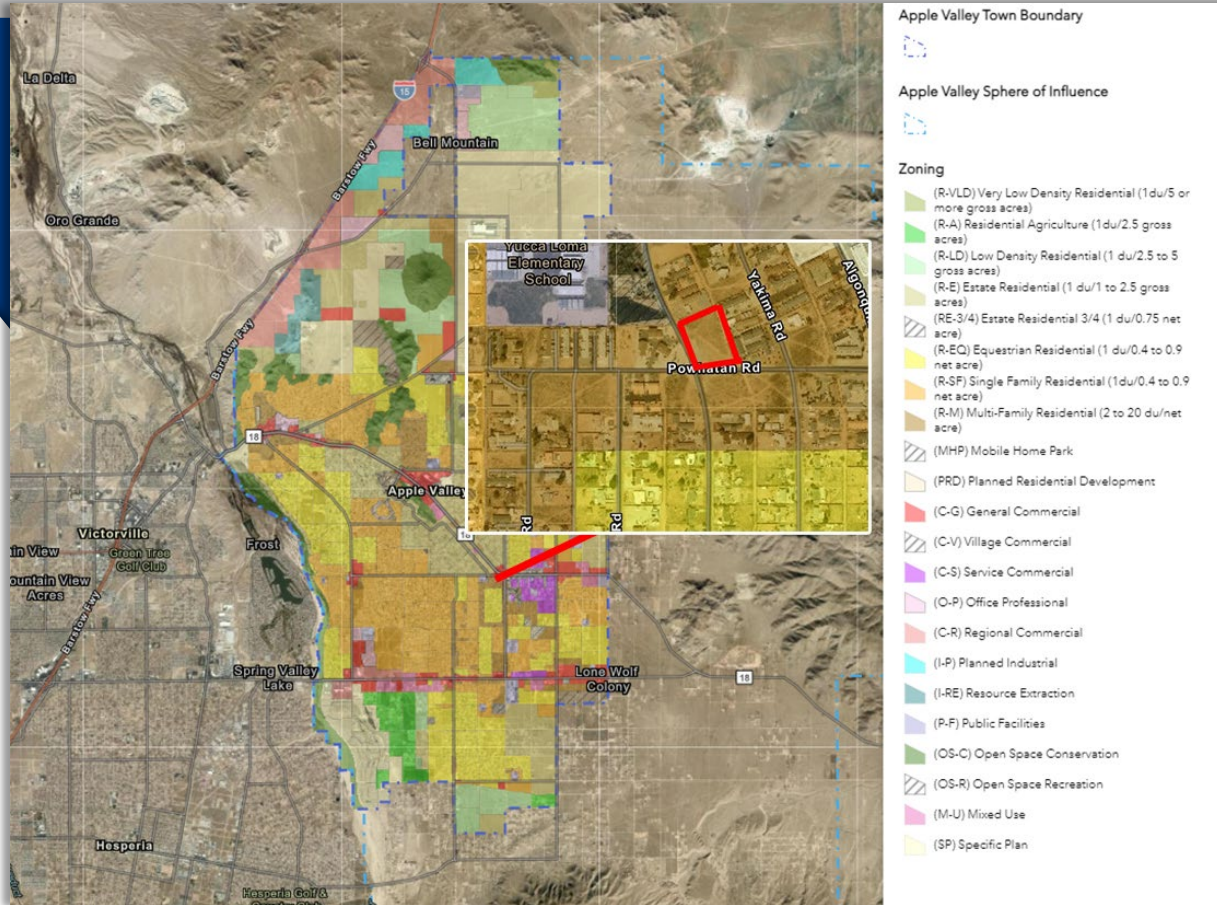
Parcel Map No. 7620, P.W. 8176-7
Ptn. Apple Valley Ranches No. 10, Tract No. 3641, W.S. 47/65-70

Assessor's Map
Book 3087 Page 30
San Bernardino County

REVISED
04/15/24 CA

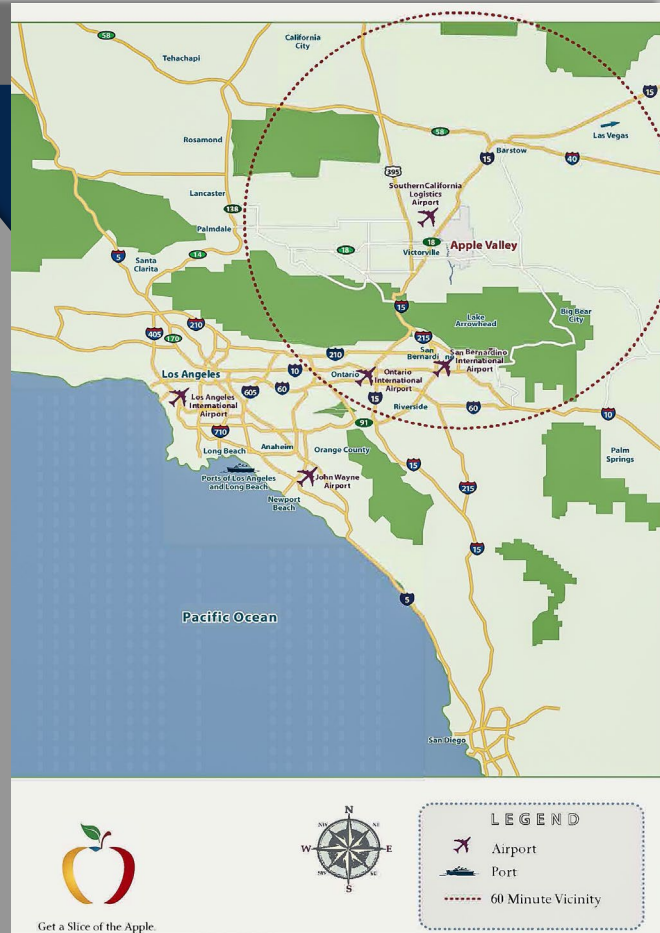
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ZONING



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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 Apple Valley. 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.



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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.

