

Green Tree Blvd., APN 3090-321-64 & 65  
Victorville, CA 92392

±4.61 Acres of Land For Sale



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## ADDRESS

Green Tree Blvd  
.Victorville, CA 92395

## APN:

3090-021-64 & 65

## PROPERTY OVERVIEW

- Two contiguous parcels currently zoned C-2 commercial ( $\pm 3.99$  acres and  $\pm .62$  acres).
- High potential for re-zone to R-3 multi-family.
- Conceptual site plan offering 60 multi-family units and ancillary commercial component.
- Adjacent to Green Tree Estates, a 60 unit multi-family condominium project.
- Fronting Green Tree Blvd, a major east-west high traffic corridor.
- One mile east of Interstate 15.
- One mile west of the recently completed green tree extension project, connecting town of apple valley to interstate 15.

## MUNICIPALITY

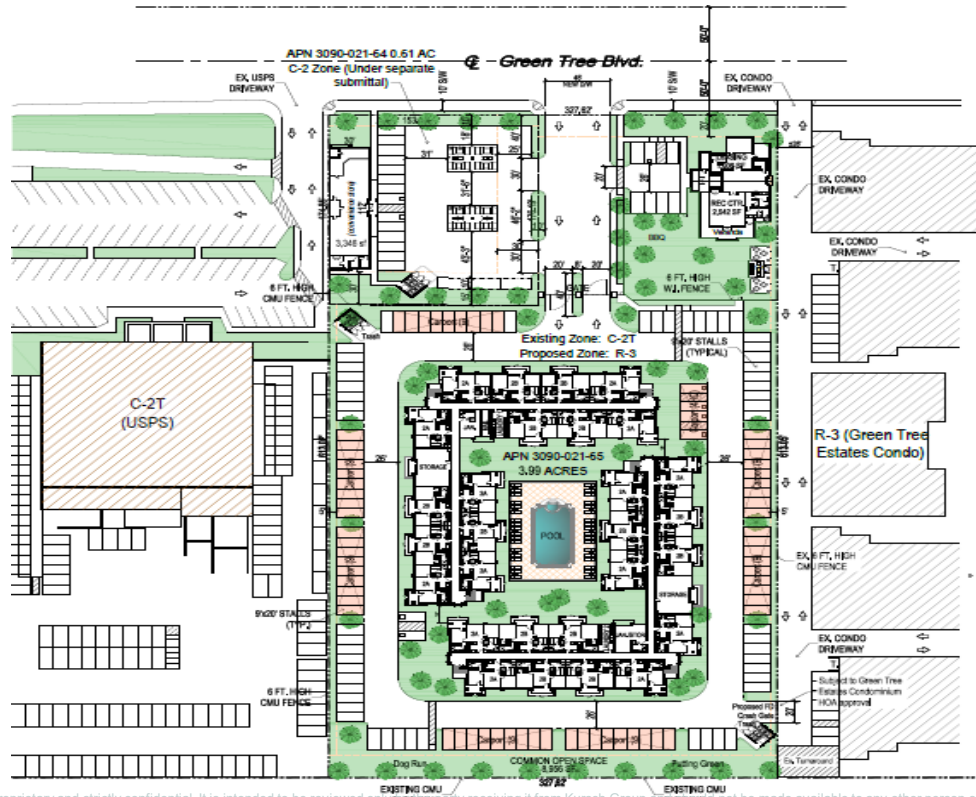
Victorville | County of San Bernardino

## ZONING

C-2 Commercial

# ASKING PRICE FOR SALE

# \$999,000



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## Conceptual Site Plan. Not Approved

### 60 Units Multi-Family & Commercial Component



**Current Zoning is C2 - Commercial**

**±0.62 Acres**

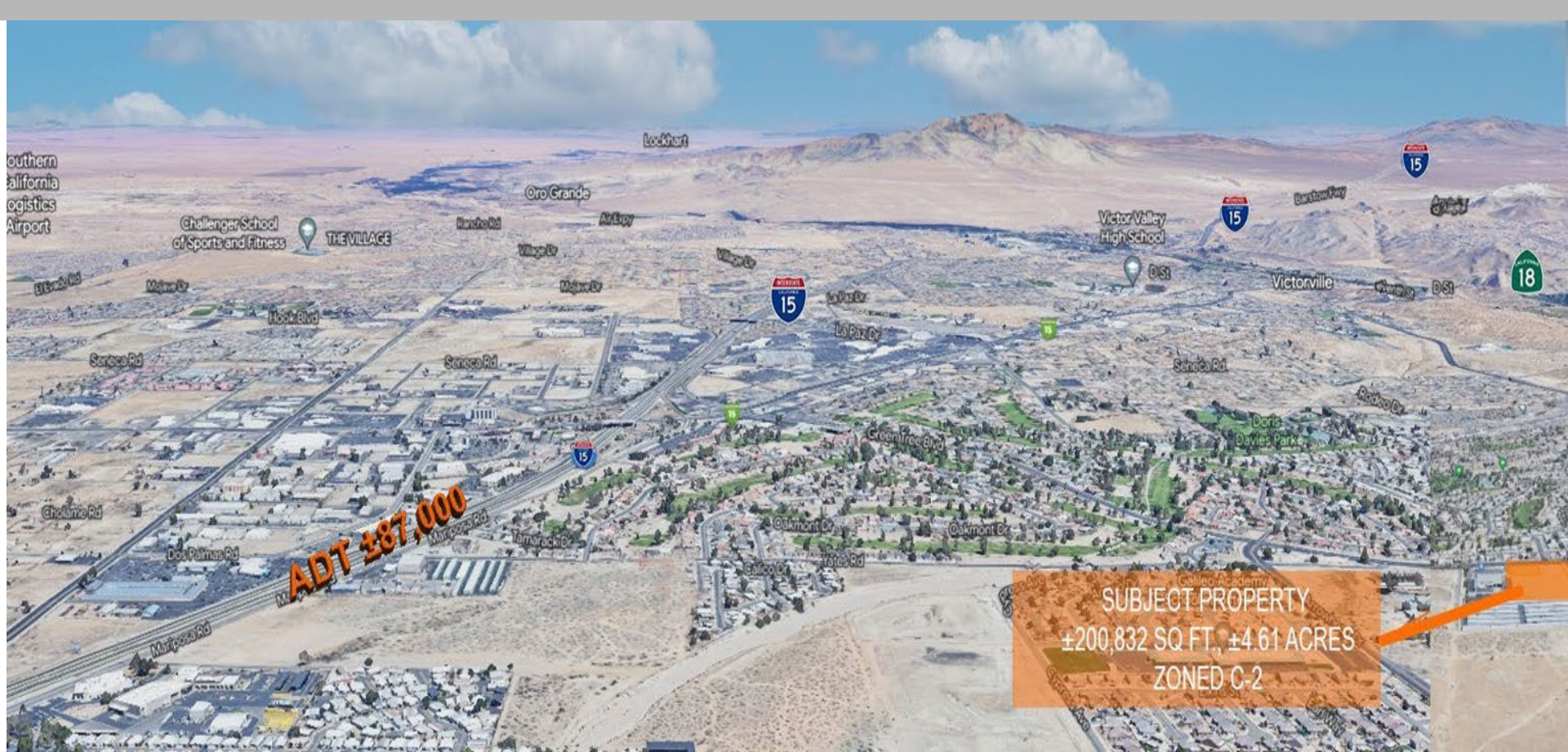
Potential for C-Store / Filling Station

**±3.99 Acres**

Potential for Re-Zone to R3

Zoning

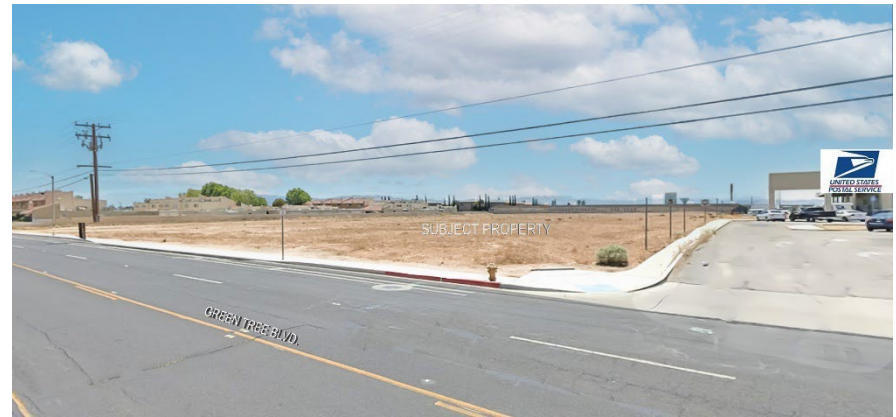
Southern California Logistics Airport



ADT ±87,000

SUBJECT PROPERTY  
±200,832 SQ FT., ±4.61 ACRES  
ZONED C-2

Traffic Count Aerial



# Street View



Victorville, located in Southern California, is the largest city in Victor Valley with an estimated population of over 121,000 with another estimated 300,000 during business hours. A reliable and accomplished work force is one of Victorville's alluring qualities with over 900,000 workers within a one hour drive. The City of Victorville works in conjunction with businesses to gain a better understanding of their operations, recognize their challenges, and help to secure cost competitiveness and overall success. As an operation of this partnership, Victorville customizes disparate incentive programs such as permit fast-tracking, employee home purchasing assistance, job training, Enterprise Zone tax credits, and a less-restrictive regulatory environment. Over the past decade, Victorville has grown into a Vital West Coast distribution powerhouse. Estimated 60% of all goods moving in and out of Southern California travel through Victorville. Power Companies such as Walmart, Redbull, Mars Chocolate and Dr Pepper Snapple Group have moved essential pieces of their operations to this city which has allowed them to reach a population of more than 20 million people within a three hour drive.

## City Overview