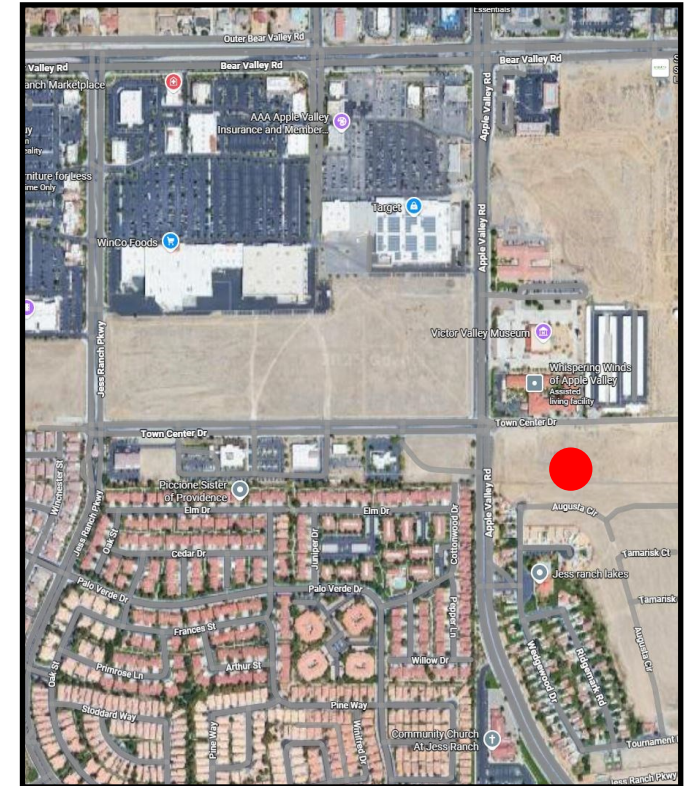


Four Land Parcels For Sale - ± 4.82 Acres Total

0 Town Center Dr. & Apple Valley Rd., Apple Valley, CA 92308

MGR
Real Estate



Prime commercial development opportunity in a high-traffic Apple Valley corridor near Jess Ranch Marketplace, Sprouts, Marshalls, Hobby Lobby, and other upcoming retailers. Located within a 2+ million SF retail hub and at the entrance to Del Webb/Jess Ranch, gated Estates, Ashwood Golf Course, and fishing lakes. Corner site may include up to ± 4.82 Acres across 3–4 contiguous parcels (APNs 0434-661-01, 02, 03, 04). Paved roads and utilities in street. Strong economic momentum makes this ideal for commercial, mixed-use, or investment development.

Buyer to verify all data and permitted uses with the Town of Apple Valley

Karen Copeland
Sr. Commercial Associate
(760) 559-0393
kcopeland@mgrrealestate.com
Agent DRE Lic#01069357
Brkr DRE Lic# 01841921

Randy Sanchez
Sr. Commercial Associate
(760) 684-2139
rsanchez@mgrrealestate.com
Agent DRE Lic#01180997
Brkr DRE Lic# 01841921

Land Details:

Total Land:	± 4.82 Acres Total
APN#'s:	0434-661-01,02,03 & 04
Zoning:	Neighborhood Commercial
Asking Price:	\$800,000

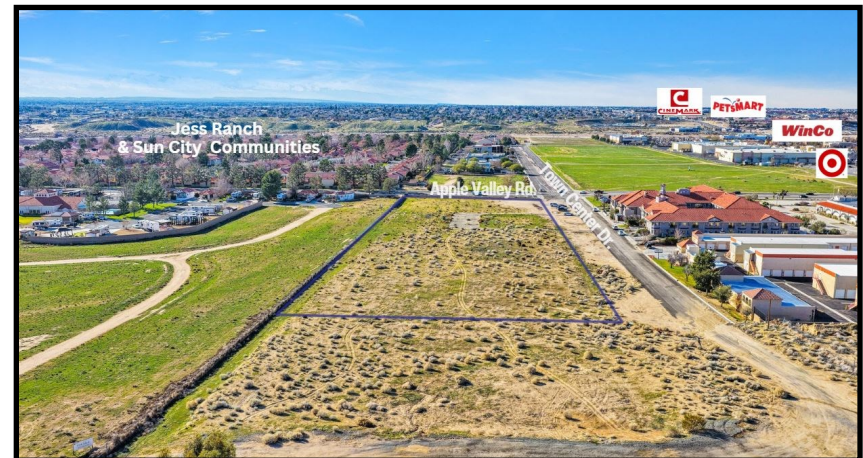
15428 Civic Drive Suite 100 Victorville, CA 92392 Office: 760.955.7888 Fax : 760.955.7796

No warranty or representation is made as to the accuracy of the foregoing information. Terms of lease, sale and availability are subject to change or withdraw without notice.

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0 Town Center Dr. & Apple Valley Rd., Apple Valley, CA 92308



Parcel Description:

- APN# 0434-661-01-0000 (± 1.2 Acres) ± 52,272 sf - Asking Price: \$271,000
- APN# 0434-661-02-0000 (± 1.2 Acres) ± 52,272 sf - Asking Price: \$229,000
- APN# 0434-661-03-0000 (± 1.21 Acres) ± 52,707 sf - Asking Price: \$150,000
- APN# 0434-661-04-0000 (± 1.21 Acres) ± 52,707 sf - Asking Price: \$150,000
- Prime commercial development site in Apple Valley
- High-traffic corridor near Jess Ranch Marketplace
- Surrounded by Sprouts, Marshalls, Hobby Lobby, and new retailers
- Corner parcel with up to ± 4.82 acres (multiple APNs)
- Entrance to Del Webb / Jess Ranch & gated Estates community
- Adjacent to Ashwood Golf Course and fishing lakes
- Paved road access with utilities in street
- Strong economic activity and growth momentum
- Ideal for commercial, mixed-use, or investment development

Buyer to verify all data and permitted uses with the Town of Apple Valley

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