



# MIXED USE LAND FOR SALE

STODDARD WELLS RD



±39.57 AC Venus Ave.  
Victorville, CA





## Site Attributes

- APN 0472-061-25
- ±39.57 Acres (±1,723,669 SF)
- Zoned MU-2, typically allows for R4 and C2 uses per the City of Victorville
- Situated within two miles of two I-15 interchanges
- Approximately ±1,650 feet of I-15 frontage along the east boundary of the property
- Easy access to future Brightline West Victor Valley Station at Dale Evans Parkway and I-15
- All utilities to site; buyer to verify
- Asking \$1,849,000.00 (\$46,727 per acre)



# AREA OVERVIEW

±39.57 Acres | Venus Ave.



**Apple Valley  
Airport**

**Apple Valley  
Commons**

**Apple Valley  
Golf Course**



**Providence St.  
Mary Medical  
Center**

**Spring  
Valley Lake  
HOA & Golf  
Course**

**Victor Valley  
Global Medical  
Center**

**Mojave Narrows  
Regional Park**

**SITE  
±39.57 Acres**

**Walmart  
Distribution  
Center**





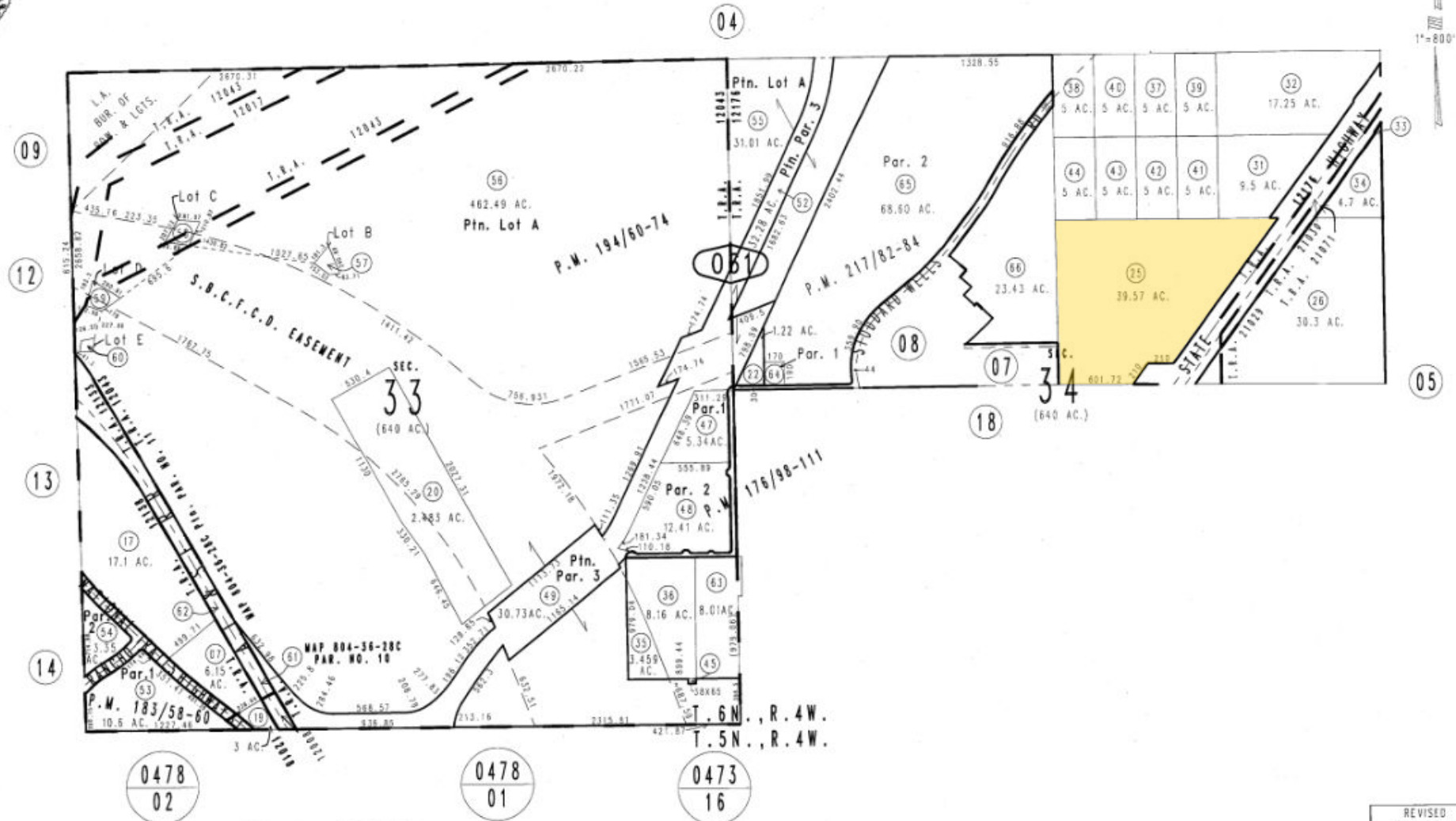
# PLAT MAP

±39.57 Acres | Venus Ave.

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.33 & Ptn. Sec.34, T.6N.,R.4W., S.B.B.&M.

City of Victorville 0472-06  
 Town of Apple Valley  
 Tax Rate Area  
 12008,12017,12018,12133  
 12138,12043,12176,21029  
 21030,21071



Parcel Map No. 17238, P.M. 217/82-84  
 Ptn. Parcel Map No. 14828, P.M. 194/60-74  
 Parcel Map No. 14999, P.M. 183/58-60  
 Ptn. Parcel Map No. 14534, P.M. 176/98-111

Assessor's Map  
 Book 0472 Page 06  
 San Bernardino County

REVISED  
 03/03/10 RW  
 05/15/12 LH

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