

PREMIER MIXED-USE DEVELOPMENT OPPORTUNITY NEAR HIGH-SPEED RAIL STATION



38.95 ACRES

FOR SALE

38.95 ACRES

APPLE VALLEY | CA

[APN : 047-230-103]

FOR MORE INFORMATION, CONTACT:

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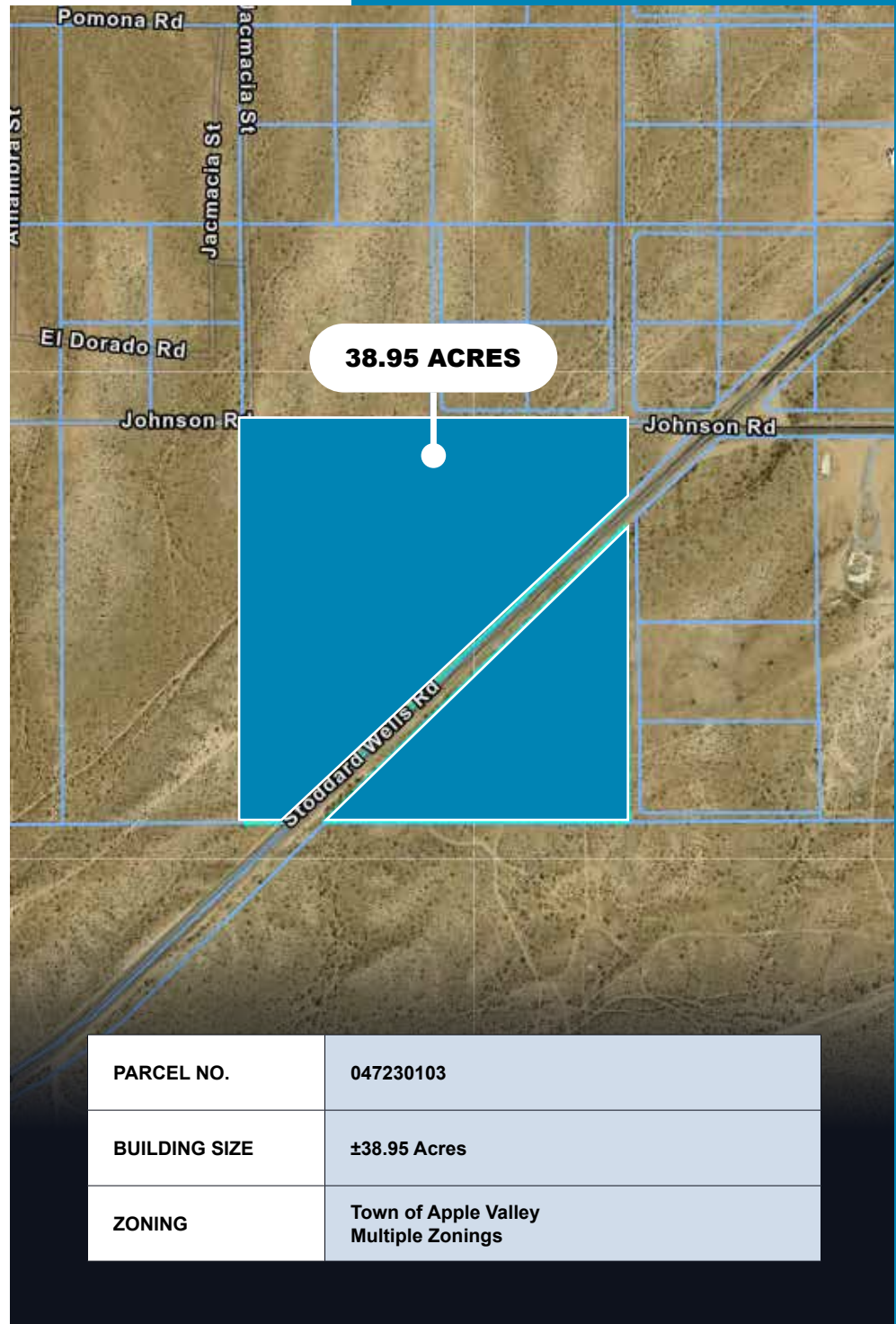
Project Offering

PREMIER MIXED-USE DEVELOPMENT OPPORTUNITY NEAR HIGH-SPEED RAIL STATION.

This offering presents a unique opportunity to acquire 38.95 acres of prime vacant land in the rapidly expanding Apple Valley market. **This prime parcel of land, conveniently located less than 5 miles from the new Apple Valley/Victor Valley High-Speed Rail Station, offers a unique commercial and residential zoning designation.** With high-speed transit making the area more accessible, this is a strategic investment poised for significant appreciation. Develop a dynamic mixed-use community with retail and services on the commercial portion and high-demand housing on the residential land. Don't miss this chance to shape the future of a rapidly growing urban hub.

KEY INVESTMENT HIGHLIGHTS

- **Strategic Location:** Situated in a high-growth area with excellent access to major transportation corridors, including direct proximity to the I-15 Freeway, connecting Southern California to Nevada.
- **Less than 5 miles from the new Apple Valley/Victor Valley High-Speed Rail Station.**
- **Significant Acreage:** The 38.95-acre parcel provides ample space and flexibility for large-scale development, from industrial or commercial complexes to residential subdivisions.
- **Growing Market:** Apple Valley and the broader High Desert region are experiencing a surge in economic activity and population growth, driving demand for new housing, retail, and industrial space.
- **Favorable Conditions:** The property benefits from a business-friendly environment and a clear path for development, with key due diligence items available to facilitate a smooth transaction.



Property Details

- **Property Address:** Apple Valley, CA [APN: 047-230-103]
- **Property Type:** Vacant Land
- **Total Acreage:** 38.95 acres
- **Asking Price:** \$2,890,000

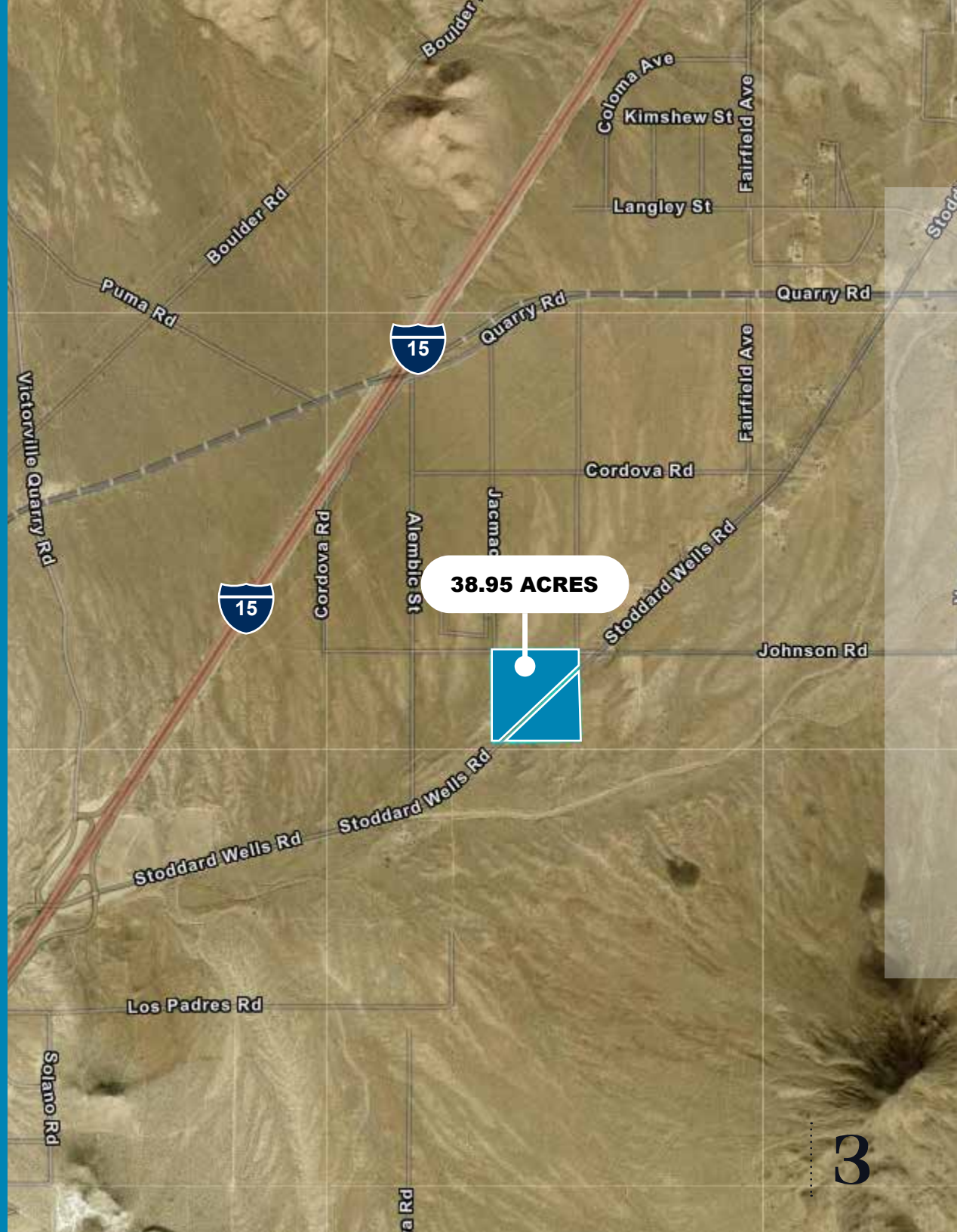
INVESTMENT HIGHLIGHTS:

- Vacant land suitable for development.
- Close proximity to I-15 Freeway.
- Located in Apple Valley, CA.

PROPERTY OVERVIEW

Location: Detailed description of the property's location, including its position within Apple Valley and its relationship to major roads.

Land Use and Zoning: Current zoning, permitted uses, and any potential for a zone change.



Location

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KEY DISTANCES



CA-14
7.8 miles



3.9 Miles Victor Valley station/
Future Brightline High Speed Rail



CA-5
7.2 miles



1 mile North of the
Apple Valley Airport



17.1 miles
Southern California Logistics Airport

Google

VACANT LAND WITH CLOSE PROXIMITY TO I-15 FREEWAY



AMENITIES



LOCATION AND SIZE:

The Town of Apple Valley is located in the heart of the Victor Valley in the County of San Bernardino, at an elevation of 3,000 feet. Known as the “High Desert”, Apple Valley is strategically located 95 miles northeast of the Los Angeles metropolitan area, 140 miles north of San Diego, and 185 miles south of Las Vegas. The Town has 78 square miles in its incorporated boundaries, and a sphere of influence encompassing 200 square miles.

DEMOGRAPHIC SNAPSHOT:

Currently, 73,077 (2017) residents make Apple Valley their home. Once a playground of movie stars, Apple Valley continues to provide a wide range of reasons for families to make Apple Valley their home. The average household income is \$62,760 and our taxable sales for a year period have reached \$388.6 million. The population of the entire Victor Valley region is now more than 443,000.

JOB CREATION:

Apple Valley is laying a foundation for future prosperity through its overall economic development program. Current plans include recruiting businesses to the new industrial park surrounding the Apple Valley Airport, and to the commercial locations in Town having the highest potential for development. Apple Valley offers both established and new businesses an unequalled climate for success.

POINTS OF INTEREST:



Apple Valley Airport
21600 Corwin Rd #13,
Apple Valley, CA 92307



Lewis Center for Academic Excellence
17500 Mana Rd,
Apple Valley, CA 92307



Sunset Hills Memorial Park
24000 Waalew Rd,
Apple Valley, CA 92307



Victor Valley Museum and Art Gallery
11873 Apple Valley Rd,
Apple Valley, CA 92308



Historic Apple Valley Inn
20601 CA-18
Apple Valley, CA 92307



Apple Valley Country Club
15200 Rancherias Rd,
Apple Valley, CA 92307



IMPACT - CRITICAL MARKET DRIVER

The impending development of the Brightline West high-speed rail system, with a major station planned in the Victor Valley area, serves as a generational catalyst for this land. This \$12 billion infrastructure project will dramatically reduce travel time between Southern California and Las Vegas, driving massive economic and population expansion, thereby accelerating demand for new residential, commercial, and logistics development around the I-15 corridor and elevating the long-term investment profile of this vacant acreage

The Brightline West high-speed train's Apple Valley station, also known as the Victor Valley station, will be located in Apple Valley, California, on a 300-acre parcel southeast of the Dale Evans Parkway and I-15 interchange. The station will be built in the I-15 median and is designed to provide a future connection to other high-speed rail systems, including the California High-Speed Rail.

KEY DETAILS ABOUT THE APPLE VALLEY (VICTOR VALLEY) STATION:

Location:
Apple Valley, California.

Specific Site:
Southeast of Dale Evans Parkway and the I-15 interchange, on a 300-acre parcel.

Future Connection:
Intended to serve as a hub for the High Desert Corridor and California High-Speed Rail.

Access:
The station will feature passenger platforms in the median of I-15, with access via a walkway under the highway lanes.

Project:
It is a station for the Brightline West high-speed rail project, which will connect Las Vegas to Rancho Cucamonga.

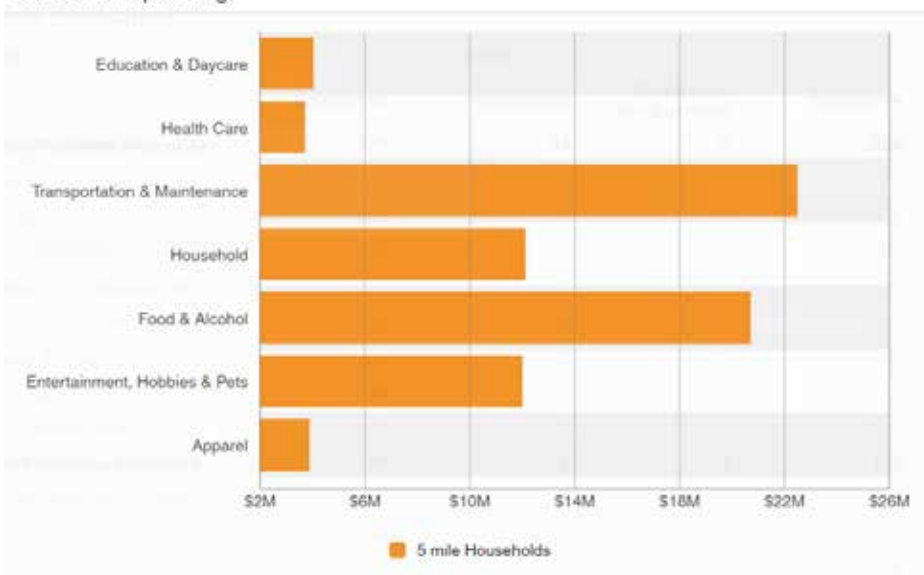
DEMOGRAPHICS

APPLE VALLEY

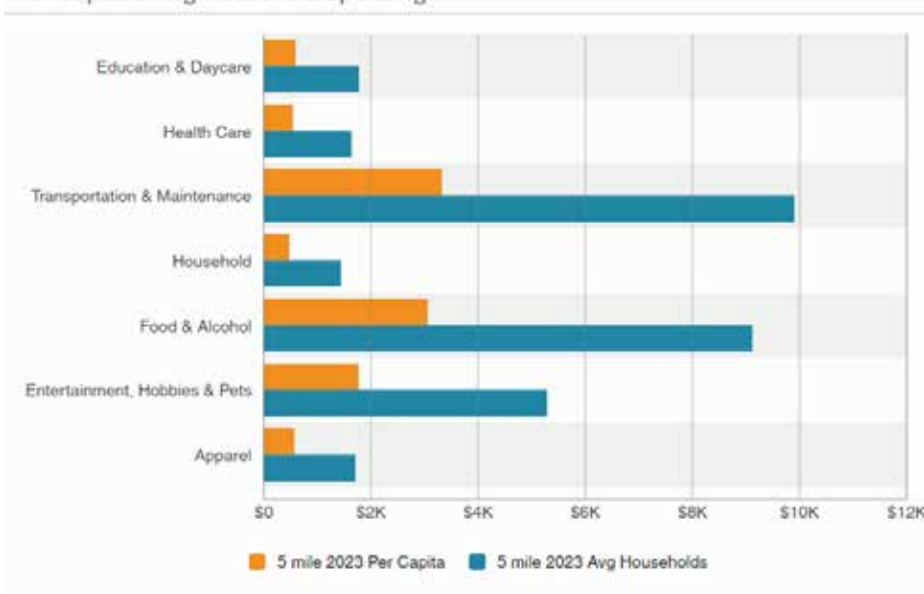
DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
2010 POPULATION	115	5,831	79,759
2023 POPULATION	121	6,751	94,282
2028 POPULATION PROJECTION	122	6,904	96,731
2010 HOUSEHOLDS	37	1,976	26,070
2023 HOUSEHOLDS	39	2,271	30,918
2028 HOUSEHOLD PROJECTION	39	2,320	31,727
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$1.4M	\$79.1M	\$1.1B

CONSUMER SPENDING	2 MILES	5 MILES	10 MILES
Apparel	\$62,943	\$3,905,027	\$56,004,364
Entertainment	\$212,131	\$12,030,784	\$157,276,905
Food & Alcohol	\$347,238	\$20,736,341	\$282,926,707
Household	\$206,839	\$12,146,301	\$164,032,325
Transportation & Maintenance	\$439,919	\$22,516,897	\$292,868,349
Health Care	\$66,153	\$3,738,805	\$48,662,423
Education & Daycare	\$68,660	\$4,061,748	\$59,020,146
Total Specified Consumer Spending	\$1,403,883	\$79,135,903	\$1,060,791,219

Consumer Spending



Per Capita & Avg Household Spending



VACANT LAND WITH CLOSE PROXIMITY TO I-15 FREEWAY



DRIVE TIMES

KEY DISTRIBUTION ADVANTAGES:

Proximity to Major Transportation Routes

- Direct access to I-15, SR-18, and US-395 for efficient regional and national distribution
- Easy connectivity to major freight corridors serving Southern California and beyond

Lower Operating Costs

- More affordable land and lease rates compared to Inland Empire and Los Angeles markets
- Reduced congestion, allowing for faster and more efficient trucking operations

Access to Ports & Airports

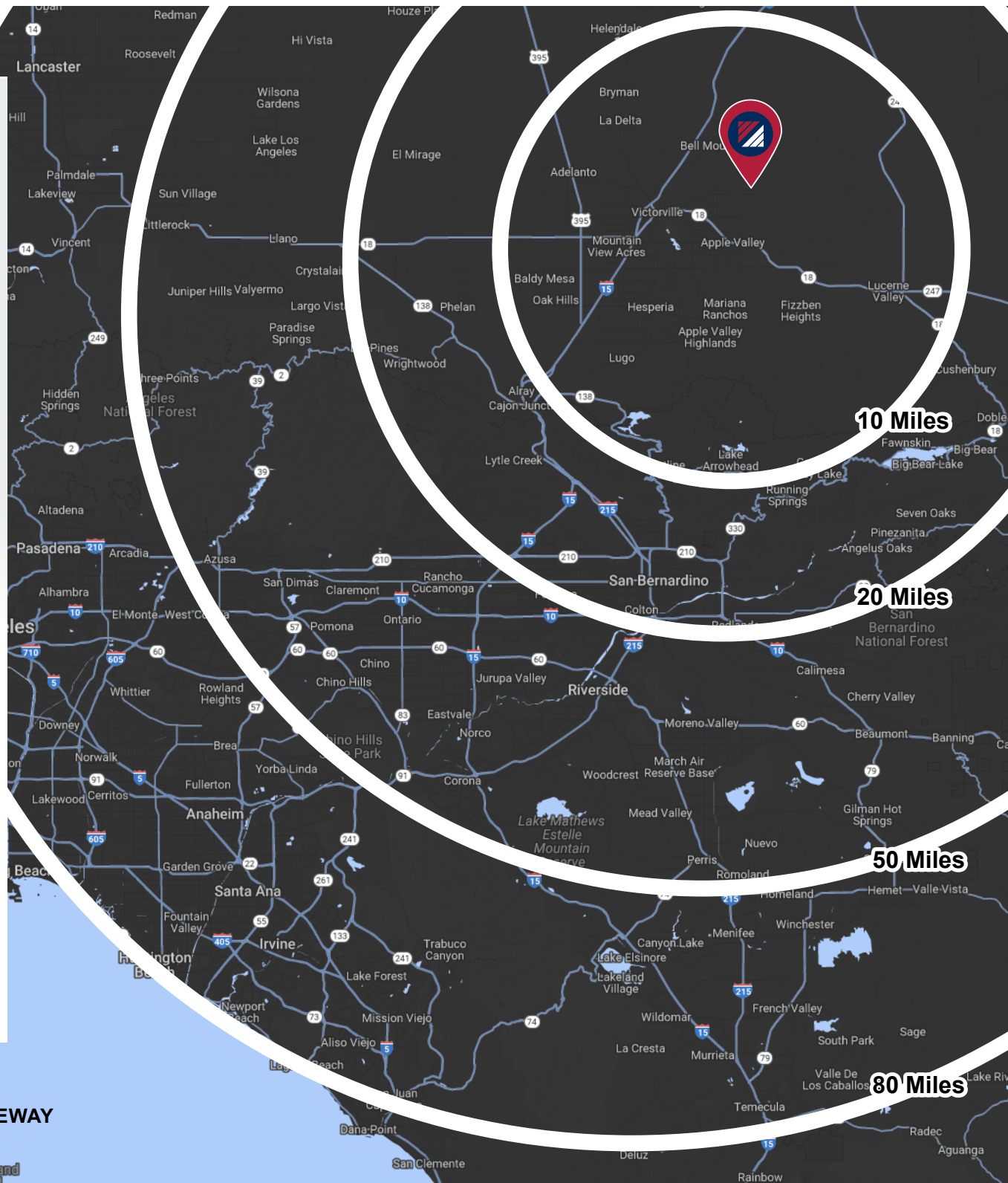
- 90 miles to the Ports of Los Angeles and Long Beach, providing access to global shipping networks
- Near Southern California Logistics Airport (SCLA) – a major cargo hub with air freight capabilities

Expanding Workforce & Business Growth

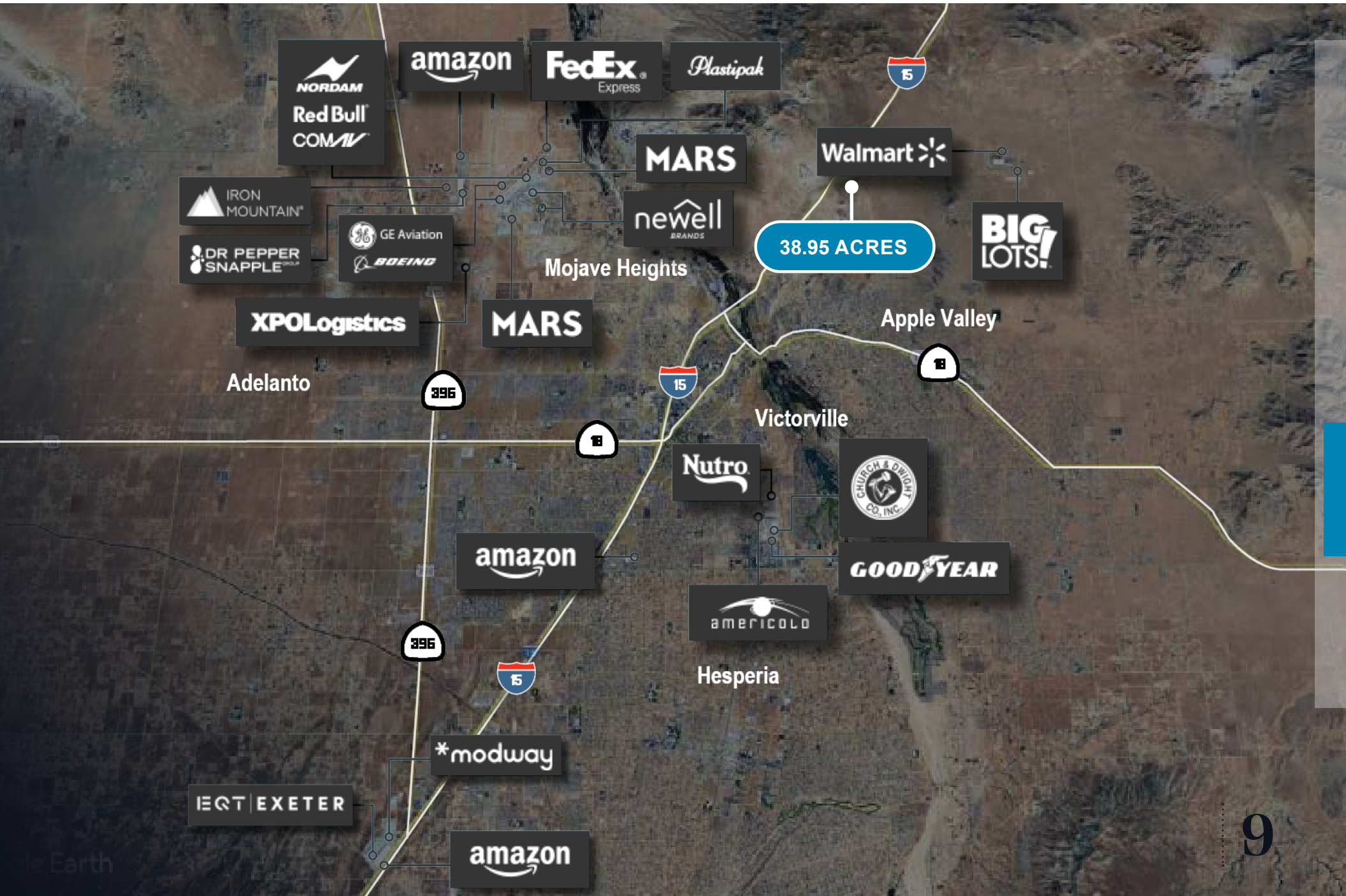
- Skilled labor pool with expertise in logistics, manufacturing, and distribution
- Business-friendly environment with incentives for industrial development
- Apple Valley's combination of location, cost savings, and infrastructure makes it a premier choice for companies looking to enhance their distribution efficiency in Southern California.

Los Angeles, CA	1 hour 30 minutes
San Diego, CA	2 hours 30 minutes
Las Vegas, NV	3 hours
Phoenix, AZ	5 hours
Sacramento, CA	7 hours
San Francisco, CA	7 hours
Reno, NV	8 hours
Salt Lake City, UT	9 hours 30 minutes
Boise, ID	12 hours

VACANT LAND WITH CLOSE PROXIMITY TO I-15 FREEWAY



APPLE VALLEY



Disclaimer

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A P P L E V A L L E Y | C A

[A P N : 0 4 7 - 2 3 0 - 1 0 3]

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