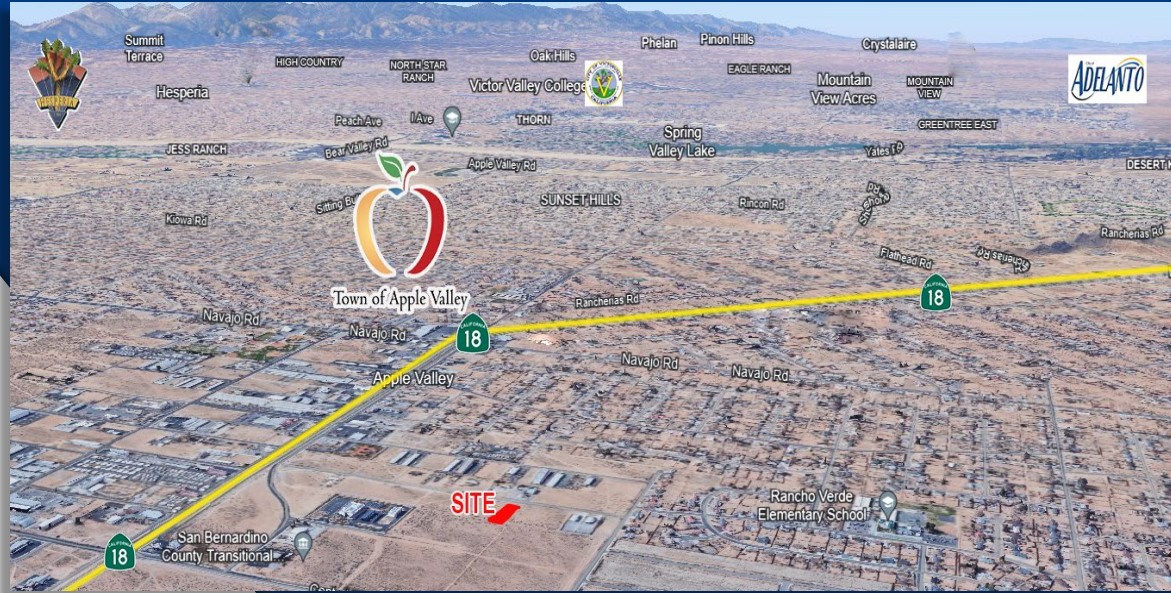


Valley Dr.  
Apple Valley, CA 92307



## RYAN TRAVIS

760.983.2594 [RTravis@KurschGroup.com](mailto:RTravis@KurschGroup.com)

BRE # 01358790 Corporate BRE # 01896143

12180 Ridgecrest Rd, Suite 232, Victorville, CA 92395

760.983.2383 • [Contact@kurschgroup.com](mailto>Contact@kurschgroup.com) • [Kurschgroup.com](http://Kurschgroup.com)

This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.



## ADDRESS

Valley Dr.  
Apple Valley, CA 92307

## PROPERTY OVERVIEW

0.76ac Vacant Land Parcel situated within The Apple Valley Village Specific Plan District 5, a High-Density Residential Zoning allowing for nearly 8 units per acre. Types of residential uses envisioned for this District includes townhomes, condos, and low-rise apartments. Well located in close proximity to US Hwy 18 which provides a direct path to the 15 Freeway by heading west or to the East by way of the Morongo Basin back to the 10 Freeway in the Lower Desert. The Town of Apple Valley is pro-growth committed to the longevity of the town and quality of life therein. The Apple Valley Village is experiencing a huge rebirth as of late with new restaurants and shops. The vision of the Village Specific Plan is to revitalize the Town's historic downtown while preserving its rustic hometown charm. Come take a look at this amazing opportunity.

## APN:

3112-721-25

## MUNICIPALITY

Apple Valley | County of San Bernardino

## ZONING

Zoning is High-Density Residential

## ASKING PRICE FOR SALE

**\$39,900**

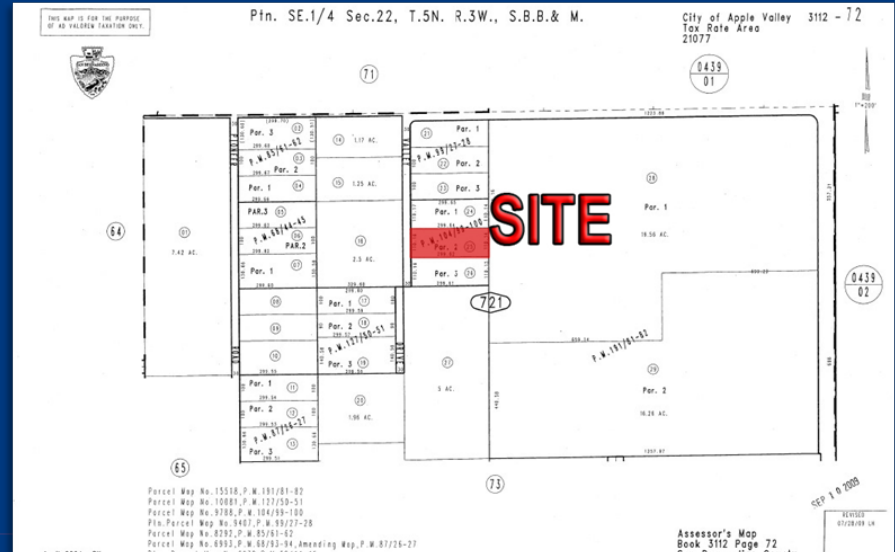
# SITE SUMMARY



**SUBJECT PROPERTY**  
**±33,000 SQ FT., ±0.76 ACRES**  
**ZONED HIGH-DENSITY RESIDENTIAL**

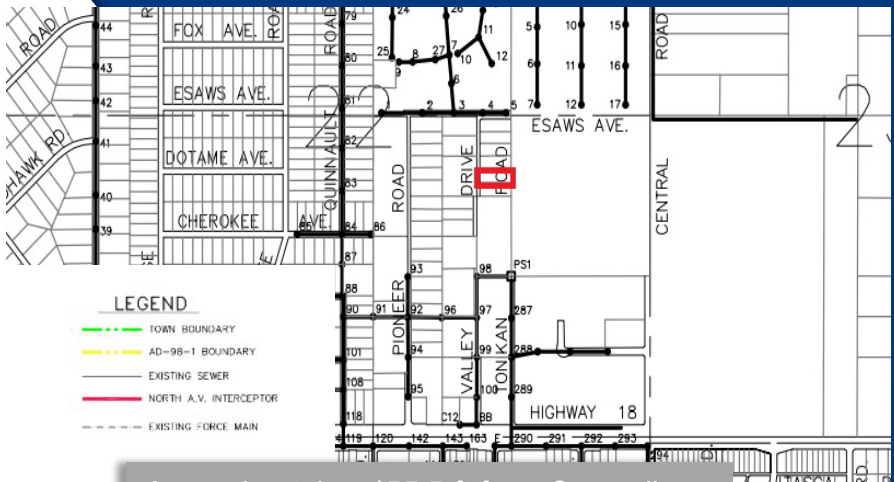
**VALLEY DR.**

**ESAWS RD**

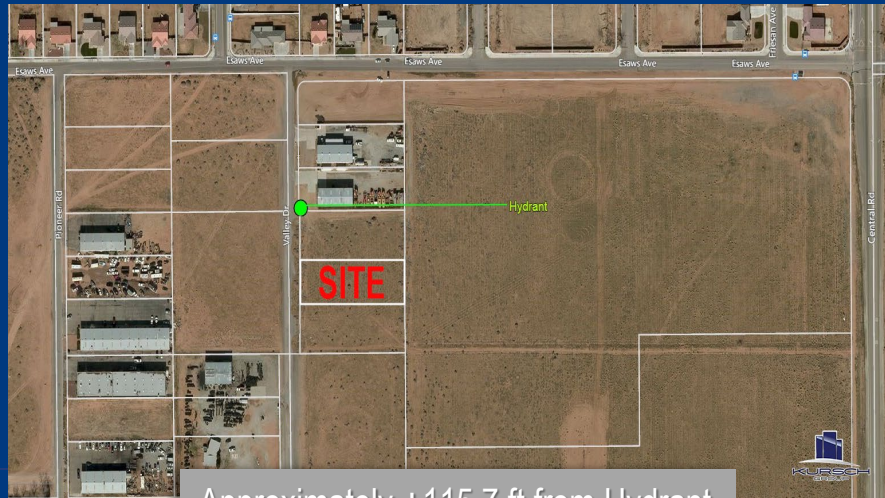


This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.

# SEWER & WATER MAPS



Approximately ±455.5 ft from Sewer lines



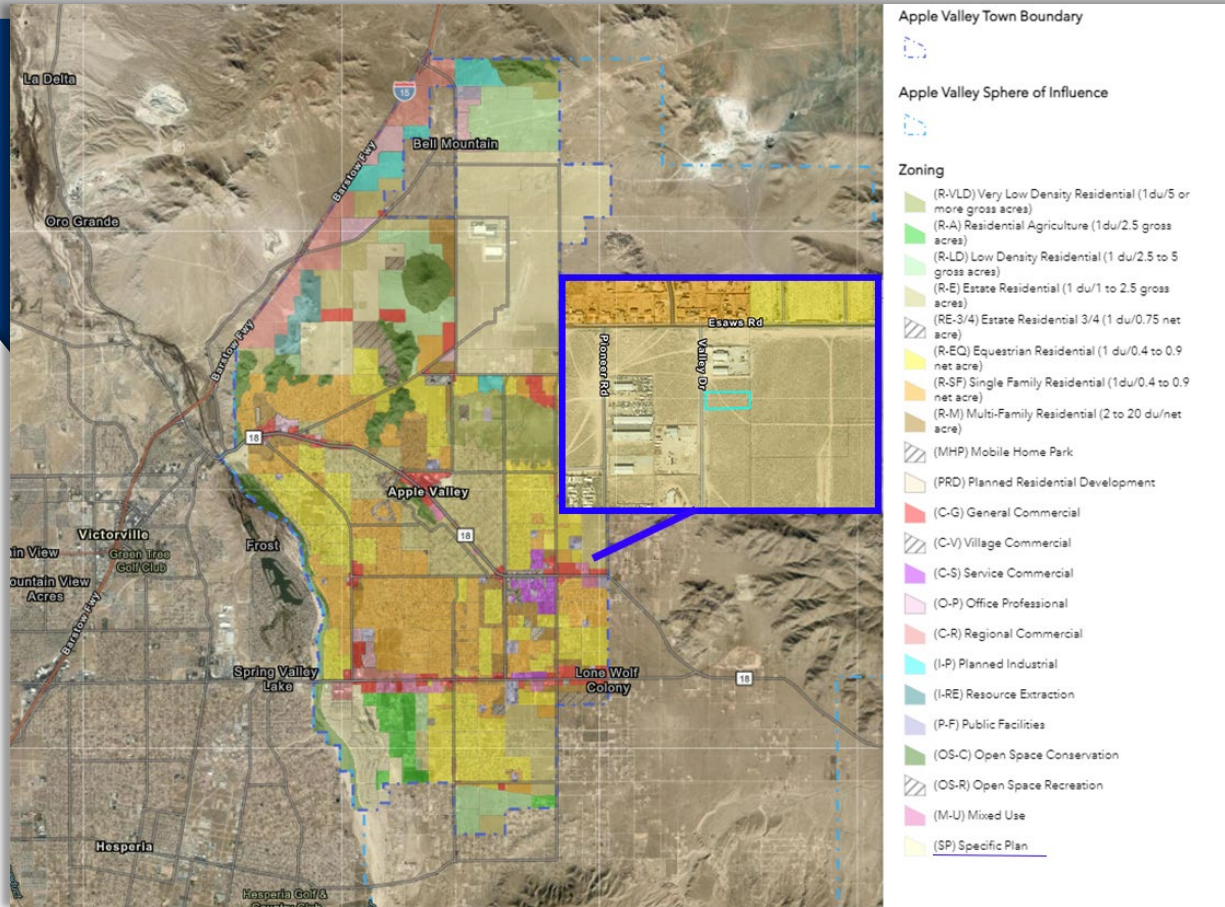
Approximately ±115.7 ft from Hydrant



This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.

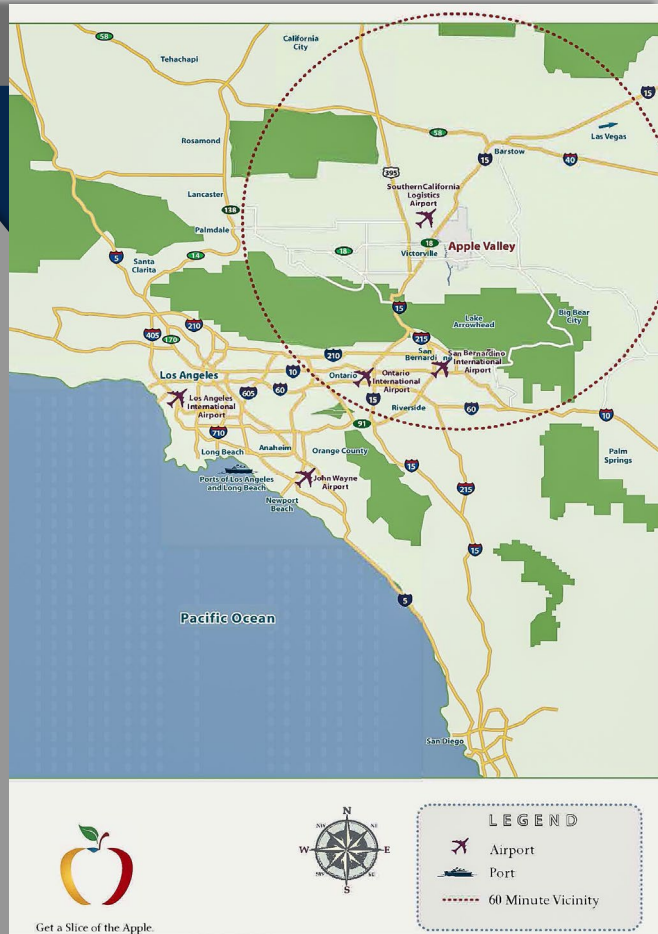


# ZONING



This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.

# 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 ( $\pm 950$  faculty/staff and  $\pm 20,000$  students).

# BRIGHTLINE



With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ±300 acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.



# 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.

