

85.59 ACRES FOR SALE

**NEC CENTRAL ROAD & QUARRY ROAD
APPLE VALLEY | CA**

FOR MORE INFORMATION, CONTACT:

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PROPERTY HIGHLIGHTS



**0463-101-21
& 0463-101-22**
APNS



85.59 AC
lot size



Zoned AV/IC
Apple Valley Community
Industrial

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



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PARCEL MAP

PROPERTY HIGHLIGHTS



APNs 0463-101-21 & -22

Zoned AV/IC
or Apple Valley Community Industrial



Unincorporated San Bernadino County. Properties located on south and west side of the property are within the City of Apple Valley.



Some uses that are potentially allowed within the AV/IC zone include: Motor Vehicle Storage, Recycling, Distribution, Building and Landscaping Material Sales, Construction and Heavy Equipment Sales and Rentals, Renewable Energy Generation Facilities, Truck Stop & Truck Terminal.



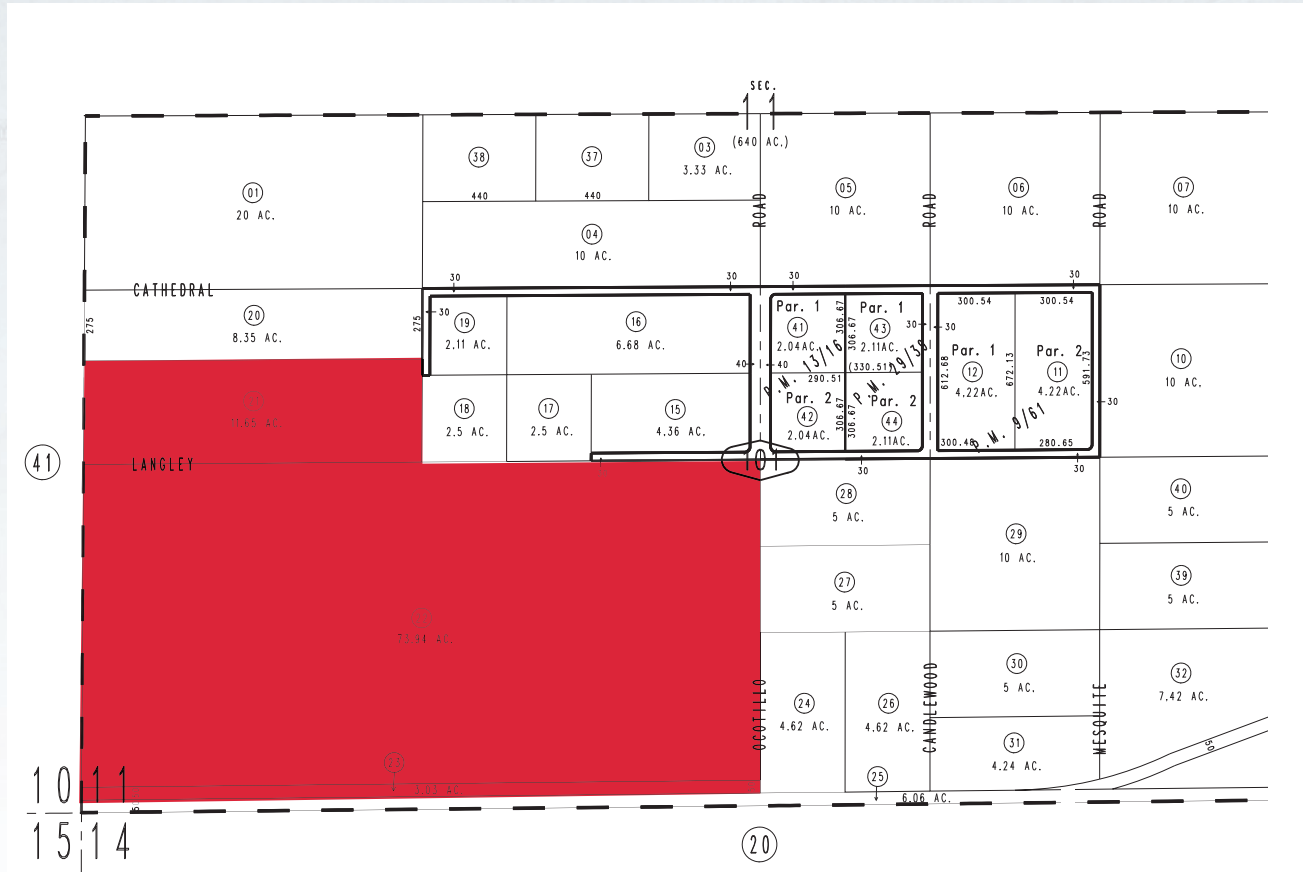
For Sale
\$1.60 Per Square Foot or \$5,965,000.



Seller financing available for qualified Buyers for up to 75 percent of the purchase price.



Significant number of distribution facilities being entitled in the immediate area.

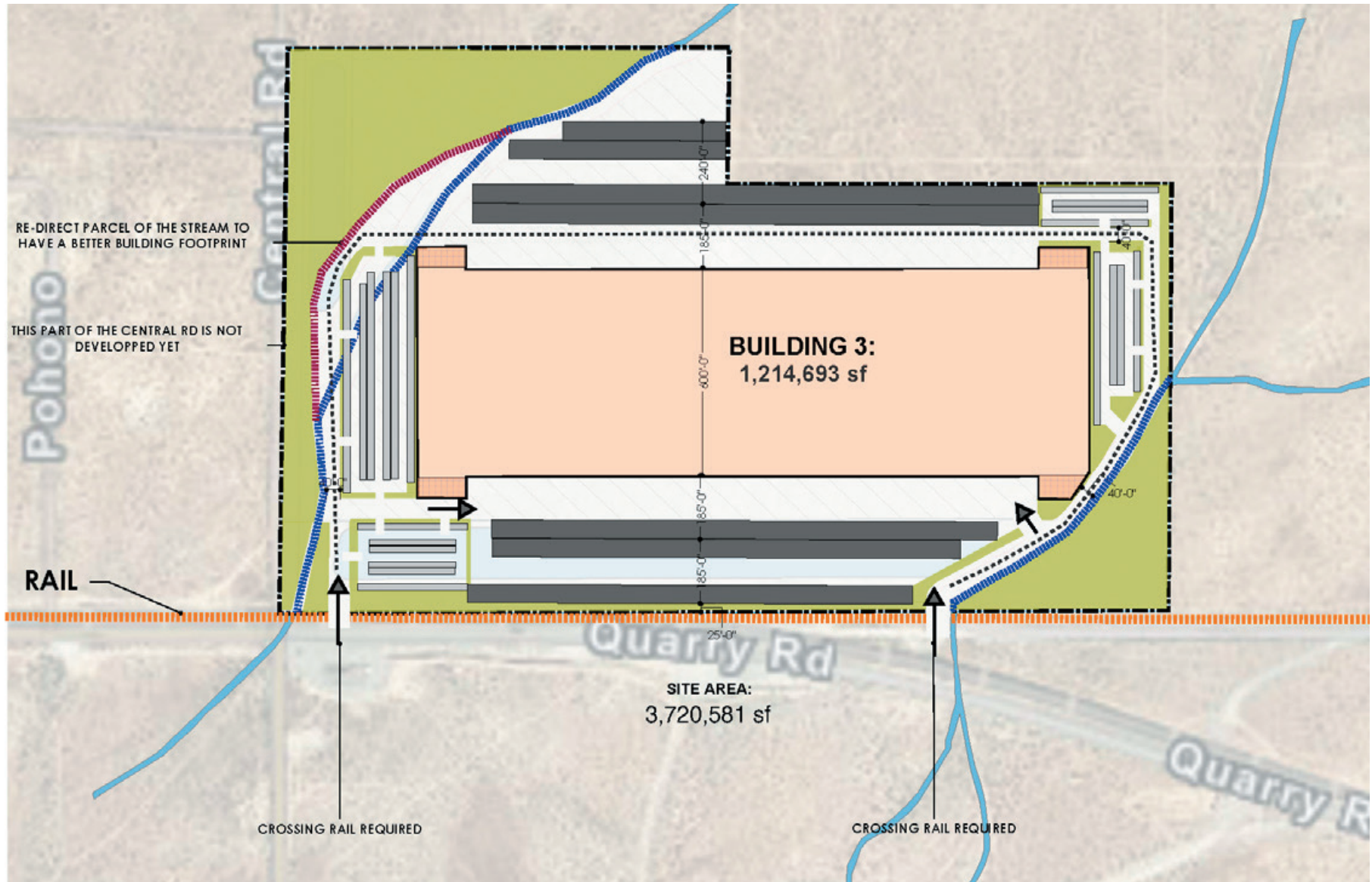


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CONCEPTUAL SITE PLAN

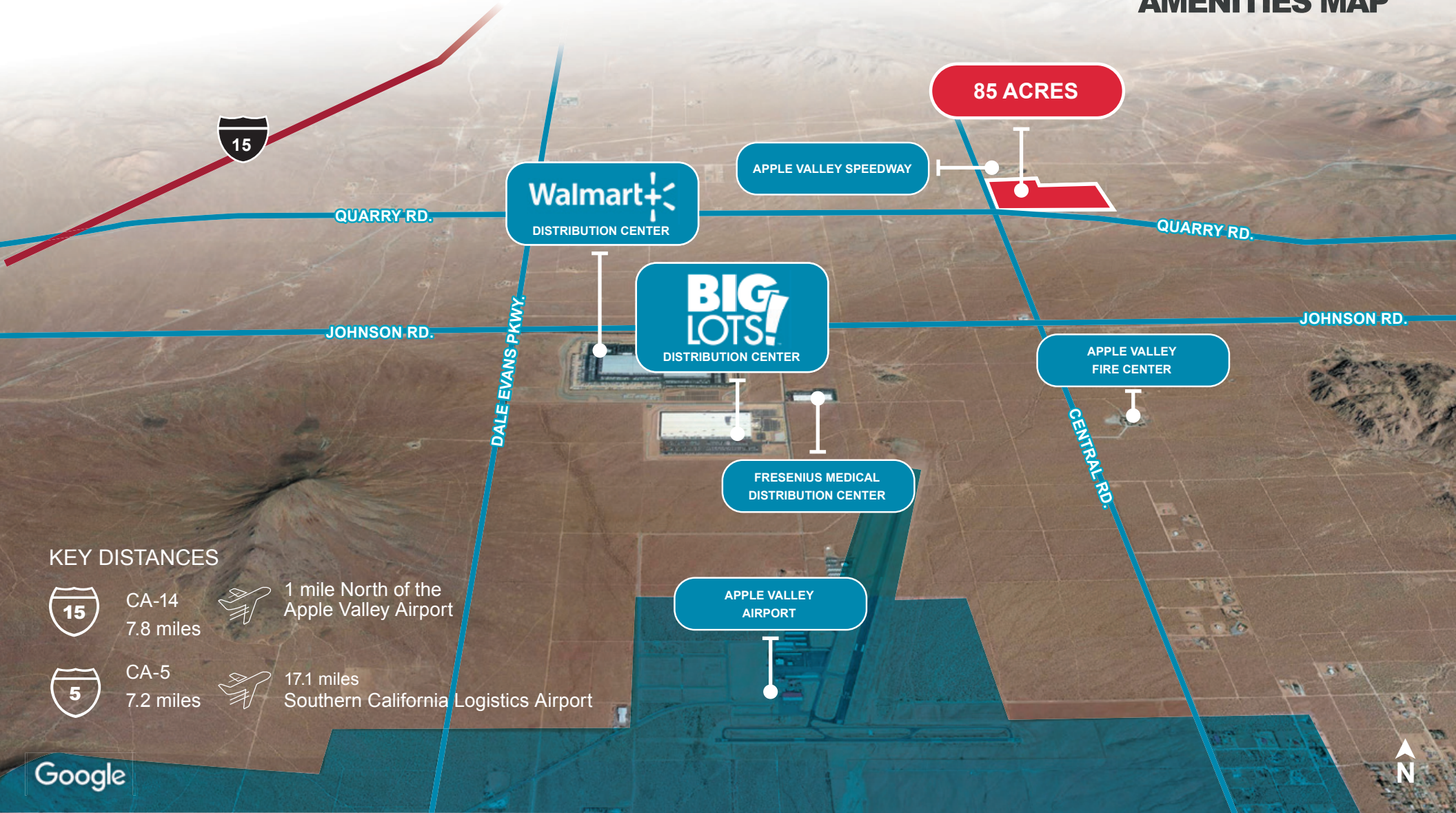


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AMENITIES MAP



KEY DISTANCES

- 
 CA-14  1 mile North of the Apple Valley Airport
7.8 miles
- 
 CA-5  17.1 miles Southern California Logistics Airport
7.2 miles

Google

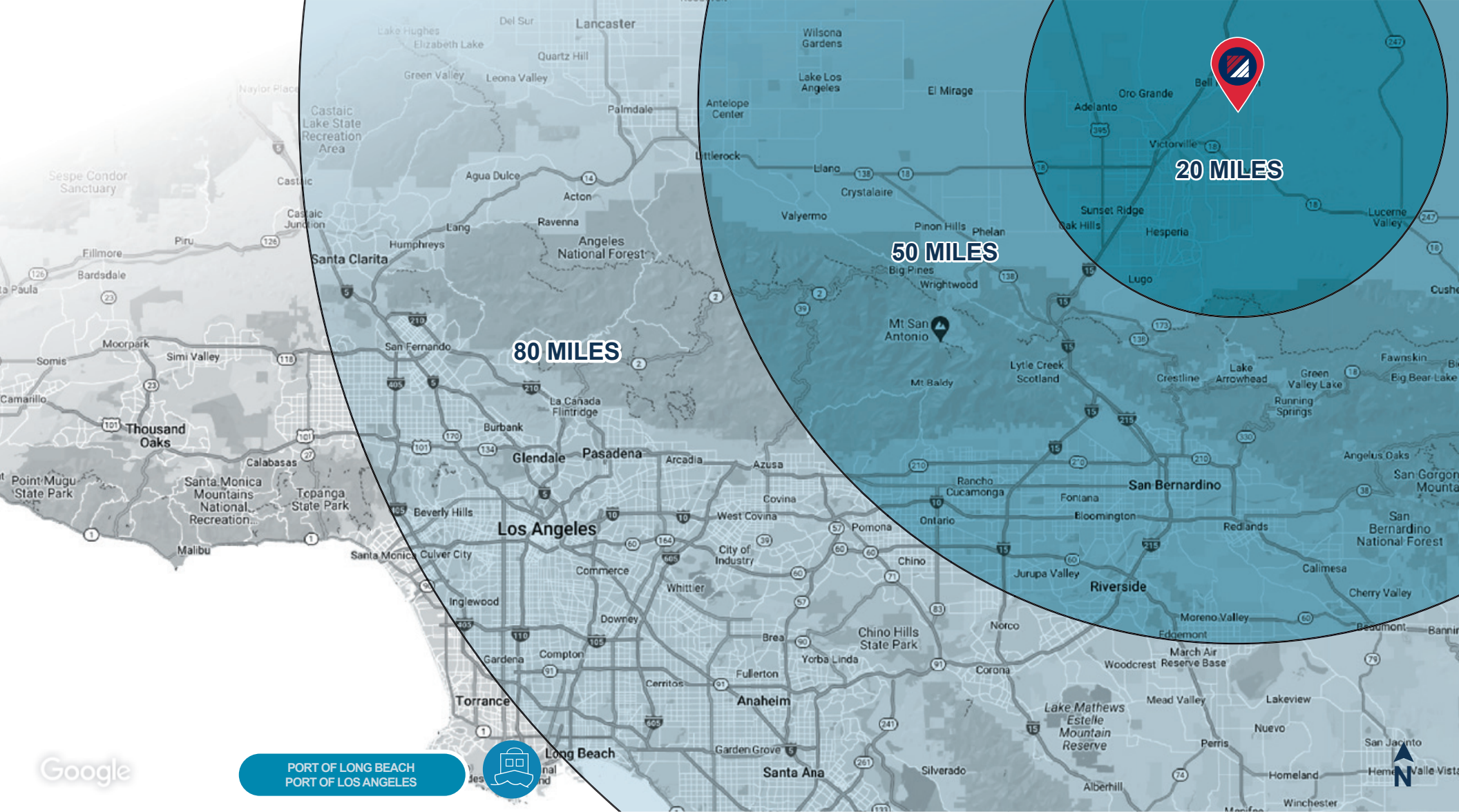


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LOCATION MAP



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ABOUT APPLE VALLEY

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

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