

# COMMERCIAL-GENERAL ZONED LOT

## Apple Valley, CA 92308

In The “Heart” of Apple Valley  
Commercial/Business District

.76 AC With Extensive  
Possibilities!



**SMOKE TREE COMMERCIAL**

Commercial - Residential - Land

[www.SmokeTreeCommercial.com](http://www.SmokeTreeCommercial.com)

949.667.0322

[stcrealestate@mail.com](mailto:stcrealestate@mail.com) DRE CA 01135909



## Snapshot of the Opportunity

- List Price \$144,880
- .76 AC ( $\pm 33,105$  SF)
- Zoned C-G (Commercial General)
- Apple Valley is an incorporated Community
- Strategically located East of I-15 and just south of SR-18
- Heart of the Business District
- New Market Tax Credit Zoned
- Terms: Cash, CTNL, Seller May Carry



## Location – Location – Location

- 2 hrs approx to Los Angeles
- 2.5 hrs approx to Las Vegas
- 2.5 hrs approx to Laughlin
- Minutes to I-15 north of property
- Minutes to Barstow and B.I.G.



# Property Highlights

- **0.76 acres** of usable, commercially zoned land  
**Commercial General (CG)** zoning with broad permitted uses per **AVDC 9.35.030**
- Suitable for **retail, restaurant, office, medical, automotive, and service-based development**
- High-visibility location within a growing Apple Valley trade area
- **Level, buildable terrain** ideal for efficient site design
- Strong demographics and consistent traffic flow
- Excellent opportunity for developers, investors, and owner-users



# Summary of Permitted Uses

- Admin/Prof. Office
- Congregate Care Facility
- Food Service Facilities/QSR
- Grocery/Convenience
- Assemblage Facility
- Automotive Related
- Commercial Retail
- Catering Business
- Feed & Tack
- Hospitality
- Nursery
- Studio
- Mortuary/Cremation Svrs.
- Private School
- Health Care Facility
- Kennel/Cattery
- Manufacturing Facility
- Wholesale Sales/Supply Businesses
- And More...

# Community Highlights & Character

- “**A Better Way of Life**” is the town motto, reflecting its focus on family-friendly living, open space, and community engagement. [Wikipedia](#)
- Apple Valley’s identity is shaped by:
- **Outdoor recreation**: hiking, equestrian culture, and desert exploration
- **Local events**: seasonal festivals, markets, and civic gatherings
- **High Desert heritage**: a mix of frontier history, military influence, and modern growth
- The community maintains strong ties to its past while embracing development, making it a hub for **retail, logistics, healthcare, and education** in the Victor Valley region.



# Regional Growth Drivers

## Barstow International Gateway (BIG):

- \$1.5B BNSF Railway project on 4,500+ acres
- Rail yard, intermodal hub, and logistics facilities
- Thousands of jobs expected, boosting housing and land demand
- Anticipated to double the population in the area
- Clean-energy cargo handling, positioning Barstow as a sustainable logistics hub
- ±35 Minutes (30-34 miles) close.

**Economic Impact:** Increased demand for residential, recreational, and investment properties in surrounding communities like Apple Valley, CA



# Hollywood & Mid-Century Identity

- Apple Valley became known as the **“Apple of the Desert,”** attracting celebrities, ranchers, and developers.
- The area’s open landscapes and Western aesthetic made it a natural fit for filming and ranch retreats, contributing to its mid-century charm.
- Apple Valley is widely associated with **Roy Rogers and Dale Evans**, who lived and worked in the High Desert and helped popularize the region’s Western identity.





**Seize this opportunity to own land in  
Apple Valley — positioned at the  
intersection of lifestyle, and future  
growth.**

Gregg Cochran, Broker  
Smoke Tree Commercial  
CA DRE #01135909  
949-667-0322  
[stcrealestate@mail.com](mailto:stcrealestate@mail.com)

