



FOR SALE



±3.08 ac / ±134,004 sqft
Ottawa Rd Apple Valley, CA
\$7.00 per sqft / \$938,028



Site Overview

Four (4) contiguous vacant land parcels totaling ± 3.1 acres. Zoned "Village Specific Plan District 2: Village Services South". Primary land uses include Commercial Services, Retail, Office / Professional. Examples of permitted uses include Light Manufacturing and Assembly, Administrative Offices, Recycling Facilities, Auto Repair, and Mixed-Use Developments amongst many others. Paved street frontage with curb and gutter already in place, all utilities at or to the site, fire hydrant at the northwest corner of the parcels, ready for immediate development. No Josua Trees on site to contend with is a huge benefit. Potential to construct up to $\pm 80,402$ sqft of building area with 60% lot coverage. The Town of Apple Valley is poised for huge growth in the coming years, currently over 15 million square feet of Industrial / Warehouse is in the pipeline for future development. APN 3087-351-15, 48, 49, 50



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DISTRICT 2: VILLAGE SERVICES SOUTH



PRIMARY LAND USES

Commercial Services + Retail + Office/Professional
*Residential uses not allowed

OFF-STREET PARKING

Retail + Services: 3.3 spaces/1,000 SF

Office: 3 spaces/1,000 SF

Restaurant + Drinking Establishments : 3.3 spaces/1,000 SF

Industrial: 1.5 spaces/1,000 SF

*Residential uses not allowed

HEIGHT

Within 100 FT of Residential: 25 FT/2 Stories

All Other Locations: 35 FT/3 Stories

Fence, Wall, or Hedge: 6 FT

SITE PLANNING + SETBACKS

Lot Coverage FAR, max:	60%
Lot Depth, min:	75 FT
Lot Width, min:	50 FT
Front Setback, min	
From Local Streets:	20 SF
From Major/Secondary Streets:	20 SF
Rear Setback, min: Side Setback, min	0 SF
Adjacent to Residential:	25 SF
All other Locations:	0 FT
Street Side Setback, min:	10 FT
Open Space/Landscaping, min	10%





VACANT LAND FOR SALE
±3.08 ACRES, 134,004 SQ FT
ZONED VILLAGE SPECIFIC
PLAN DISTRICT 2 VILLAGE
SERVICE SOUTH



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Apple Valley, CA

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.

