

# FOR SALE

2.17 AC VACANT LAND

Bass Hill Road | Apple Valley, CA



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CalDRE # 01175100

 **COLDWELL BANKER** | HOME SOURCE

12138 Industrial Blvd. Suite 100 | Victorville, California 92395 | [www.CBhomesource.com](http://www.CBhomesource.com)

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# PROPERTY SUMMARY

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## PROPERTY OVERVIEW

- Property APN: 3112-251-070000
- Lot Size 2.17 Acres 94,525 Sf
- High visibility corner location with traffic signal
- Zoned general commercial
- Located within the Civic Center of Apple Valley
- Within walking distance to retail shops, restaurants & services
- Located next to Town Of Apple Valley Town Hall.
- Great location For Hotel.
- With in minutes to the Bright Line high speed rail location
- Property being offered @ 1.5M Or Best Offer.

## PROPERTY DESCRIPTION

This property is over 2 Acres of prime real estate located in Civic Center next to the Town Of Apple Valley Town Hall, Civic Park , public library and Sheriff Dept. This property is in walking distance to retails shops, restaurants, general offices and services. This property is also a great location for a Hotel development group. The property site is also minutes away from the Bright Line High Speed Rail to Las Vegas future site. This site was once the location of the Terry Lee Doll factory in 1950 the building has recently been demolished and only the foundation remains. The seller is very motivated and will consider all reasonable offers.

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## Legend

### Residential Districts

(R-VLD)	Very Low Density Residential (1du/5 or more gross acres)
(R-A)	Residential Agriculture (1du/2.5 gross acres)
(R-LD)	Low Density Residential (1 du/2.5 to 5 gross acres)
(R-E)	Estate Residential (1 du/1 to 2.5 gross acres)
(RE-3/4)	Estate Residential 3/4 (1 du/0.75 net acre)
(R-EQ)	Equestrian Residential (1 du/0.4 to 0.9 net acre)
(R-SF)	Single Family Residential (1du/0.4 to 0.9 net acre)
(R-M)	Multi-Family Residential (2 to 20 du/net acre)
(MHP)	Mobile Home Park
(PRD)	Planned Residential Development

### Commercial/Office Districts

(C-G)	General Commercial
(C-V)	Village Commercial
(C-S)	Service Commercial
(O-P)	Office Professional
(C-R)	Regional Commercial

### Industrial Districts

(I-P)	Planned Industrial
(I-RE)	Resource Extraction

### Other Districts

(P-F)	Public Facilities
(OS-C)	Open Space Conservation
(OS-R)	Open Space Recreation
(M-U)	Mixed Use
(SP)	Specific Plan

### Overlay Districts

(A-1)	Airport Overlay District
(A-2)	Airport Overlay District
(F-H)	Flood Hazard Overlay District
(FH-L)	Flood Hazard Lake Overlay District



## ZONING DESCRIPTION

The property located at 0 Bass Hill Road in Apple Valley, California, is zoned C-G, which stands for Apple Valley General Commercial. This zoning designation is intended to support a wide range of commercial uses, including retail businesses, restaurants, office buildings, medical and professional services, and hospitality-related developments such as hotels and motels. It also allows for mixed-use projects that may include residential units above ground-floor commercial spaces. The General Commercial zone is typically applied to high-visibility, high-traffic areas near major intersections or civic centers, making this parcel especially suitable for developments that benefit from public accessibility and visibility. The property is located near key community amenities like Town Hall and the public library, further enhancing its potential for business or mixed-use purposes. Any specific development plans may be subject to additional requirements, such as conditional use permits, and should be confirmed with the Town of Apple Valley's Planning Division.



# PROPERTY PHOTOS

2.17 AC VACANT LAND

Bass Hill Road | Apple Valley, CA



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# AERIAL PHOTOS

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# PLAT MAP

2.17 AC VACANT LAND

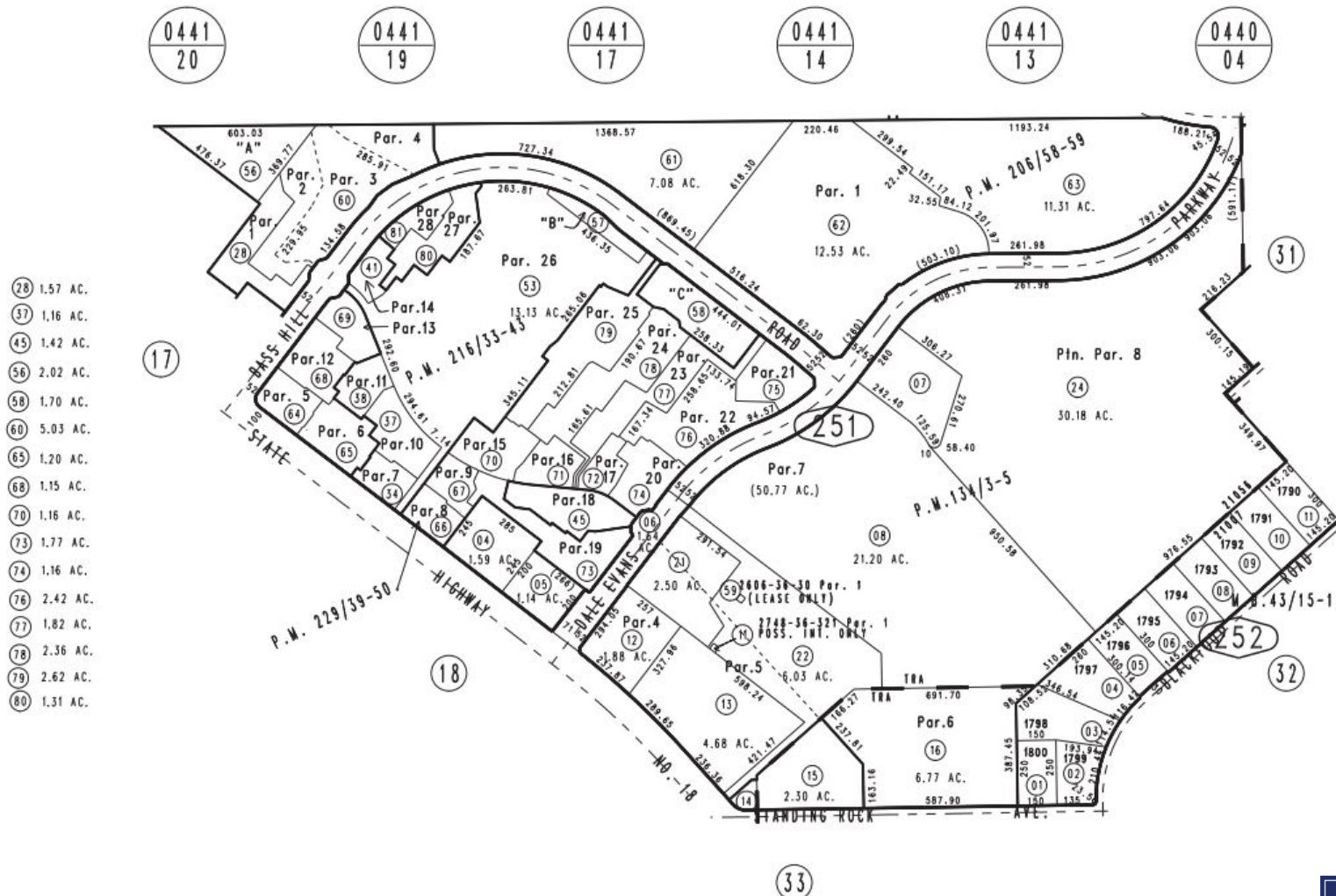
Bass Hill Road | Apple Valley, CA

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.



Ptn. Sections 16 & 17, T.5N. R.3W., S.B.B.& M.

Town of Apple Valley 3112 - 25  
Tax Rate Area  
21007 21056



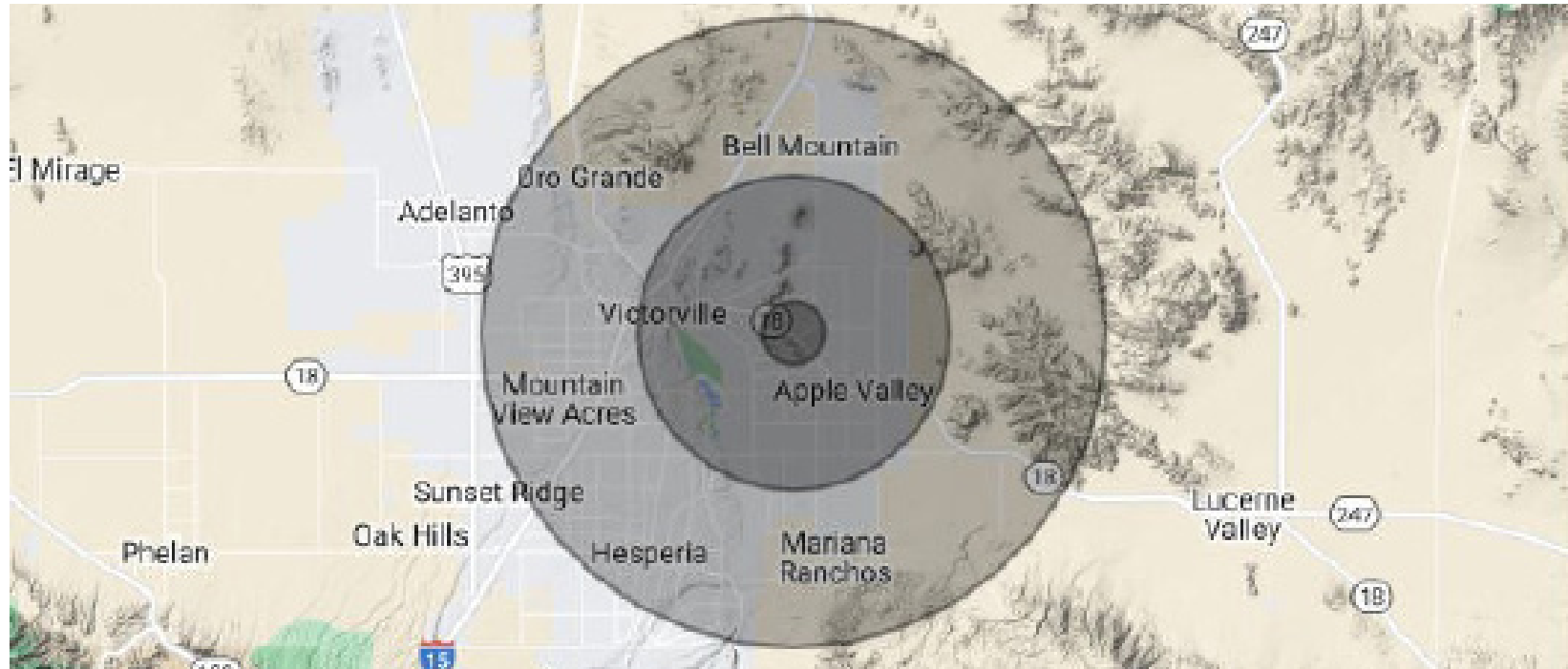
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# DEMOGRAPHICS

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POPULATION	1 MILE	5 MILES
Total Population	7,030	85,103
Average Age	30.1	35.5
Average Age (Male)	29.1	34.2
Average Age (Female)	33.1	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES
Total Households	2,455	29,237
# of Persons Per HH	2.9	2.9
Average HH Income	\$55,497	\$71,154
Average House Value	\$208,563	\$265,513

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The Town of Apple Valley is located in the heart of the Victor Valley in the County of San Bernardino. Known as the “High Desert”, Apple Valley is strategically located 35 minutes north of the Inland Empire, along Interstate 15. Apple Valley is located in one of California’s pro-business districts. The Town has 78 square miles in its incorporated boundaries, and a sphere of influence encompassing 200 square miles.

Apple Valley experiences an average of 350 days of sunshine a year and

the combination of weather and geography unveils the hidden treasures of the High Desert’s dramatic landscapes and exquisite sunsets.

The local economy is driven by 4.2 million square feet of retail and office space, 2.6 million square feet of industrial inventory, and touts low vacancy rates and available large-acre sites. The 6,600 acre North Apple Valley Industrial Specific Plan (NAVISP) area includes a certified program EIR and a California and McCallum Sweeney certified site held by Watson Land Company.

Apple Valley is home to a nationally recognized laboratory school that gives students a hands-on science and math education – the Lewis Center for Academic Excellence. They were recently listed in the top 3% of schools nation-wide by the U.S. News and World Report. Apple Valley also has three private schools that offer distinguished award-winning education.

Apple Valley has emerged as a leader in advanced health care systems, spanning the gamut from pediatric services to radiology, with St. Mary Medical Center as the hub of state-of-the-art medical services. Clean air, low crime rates, and open spaces permits Apple Valley to be the land of opportunity for those who are seeking a better place to live, work, and play.







## INLAND EMPIRE

The Inland Empire is a region located in Southern California, encompassing the counties of Riverside and San Bernardino. It is known for its diverse landscapes, affordable housing, economic growth, and proximity to major metropolitan areas.

Geographically, the Inland Empire is situated east of the Los Angeles metropolitan area and north of San Diego. It covers a vast area of approximately

27,000 square miles and is bordered by the San Bernardino Mountains to the north and the Santa Ana Mountains to the south. The region's natural beauty is highlighted by picturesque desert landscapes, rolling hills, and scenic mountain ranges.

Population-wise, the Inland Empire has experienced significant growth over the years, becoming one of the fastest-growing regions in California. Its lower cost of living compared to coastal areas has attracted individuals and families seeking more affordable housing options. As a result, the population has expanded, creating a diverse and multicultural community.

The Inland Empire has a robust economy with a variety of industries contributing to its growth. Historically, the region was known for agriculture and mining, but it has transformed into a more diversified economy. Key sectors include logistics and distribution, manufacturing, healthcare, education, retail, and construction. The region's accessibility to major transportation networks, including several interstate highways, rail lines, and nearby airports, has made it a logistics and distribution hub for goods movement throughout Southern California.

One of the defining features of the Inland Empire's commercial landscape is its industrial sector. The region is home to numerous warehouses, fulfillment centers, and manufacturing facilities. Major companies, including those in e-commerce and logistics, have established a significant presence, taking advantage of the area's transportation infrastructure and lower operating costs.

As of 2024 there is approximately \_\_\_\_sf of industrial space in the Inland Empire. Over the last 10 years it has increase about \_\_\_\_sf per year.





The Inland Empire also offers a range of recreational and cultural amenities. Outdoor enthusiasts can explore hiking trails in the San Bernardino Mountains or enjoy water activities in the nearby Lake Arrowhead and Big Bear Lake.

The region hosts various annual events, festivals, and fairs, showcasing its vibrant arts, music, and cultural scene. Additionally, there are several shopping centers, entertainment venues, and dining options throughout the area.

Challenges facing the Inland Empire include traffic congestion, as many residents commute to neighboring job centers, such as Los Angeles and Orange County. This has resulted in ongoing efforts to improve transportation infrastructure and expand job opportunities within the region. Environmental

concerns, including water availability in the arid climate, also pose challenges for sustainable growth.

Overall, the Inland Empire offers a combination of affordable living, economic opportunities, and natural beauty. Its strategic location, diverse economy, and growing population make it an attractive destination for residents and businesses alike.

### SAN BERNARDINO COUNTY

San Bernardino County is the largest county in the United States by land area, located in the southern part of the state of California. It is part of the Inland Empire region and is known for its diverse landscapes, economic opportunities, and a rich history. San Bernardino County is bordered by the counties of Riverside to the east, Inyo and Kern to the north, Los Angeles and Orange to the west, and Clark County, Nevada, to the north east.

It covers a vast area of approximately 20,105 square miles, encompassing a wide range of topography. The county features stunning natural attractions, including the San Bernardino Mountains to the north, the Mojave Desert to the east, and the San Gabriel Mountains to the south.

The county's population has steadily grown over the years, with a diverse community representing various cultural backgrounds. The county seat and largest city is San Bernardino, which serves as a regional economic and cultural center. Other significant cities within the county include Fontana, Ontario, Rancho Cucamonga, and Victorville.



San Bernardino County boasts a diverse and robust economy, with a range of industries contributing to its growth. The logistics and distribution sector play a vital role due to the county's strategic location and transportation infrastructure, including major interstate highways, rail lines, and several airports. The county is a crucial hub for goods movement, serving as a gateway for international trade through the ports of Los Angeles and Long Beach.

The healthcare and education sectors are also prominent in San Bernardino County. The region is home to several hospitals, medical centers, and research institutions, providing quality healthcare services. In terms of education, the county is served by several school districts, community colleges, and universities, including [California State University, San Bernardino](#).

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Tourism is another significant aspect of San Bernardino County's economy. The region offers a variety of recreational opportunities, such as hiking, camping, skiing, and water sports. Popular attractions include Joshua Tree National Park, Big

Bear Lake, Lake Arrowhead, and the historic Route 66. The county also hosts various events and festivals throughout the year, attracting visitors from near and far.

San Bernardino County faces challenges typical of a large and diverse region. Traffic congestion, particularly during peak commuting hours, is a concern, as many residents commute to neighboring counties for work. The county also grapples with environmental issues, including water scarcity and wildfire risk in the arid and mountainous areas.

In summary, San Bernardino County's expansive landscapes, thriving industries, and recreational offerings make it an attractive place to live, work, and visit within Southern California.





*brightline*  
west

## Connecting Las Vegas and Southern California

### Brightline stations in Las Vegas, Apple Valley, and Rancho Cucamonga

- Connecting to LA directly via Metrolink
- Local service planned for Hesperia

### Brightline track will run within I-15

- Building in I-15 median and existing transportation corridors
- Leveraging existing and proven high-speed rail technology
- Capable of making trip between Rancho and Vegas in ~2 hours



# CONTACT INFORMATION

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