

FOR SALE

2.05 AC Parcel Big Bear Lake, CA



Current Use: Vacant/Undeveloped
Zoning: Commercial - Visitor

**Exclusively
Listed By
Smoke Tree
Commercial
DRE #01135909**

**Noble Ventures
Properties
#01747266**

GREGG COCHRAN, Broker CADRE 01135909

949-667-0322

stcrealestate@mail.com

PROFILE Started in the real estate business as a mortgage broker in 1995. By 2004 had converted the brokerage business to mortgage banking operation and transition into commercial lending. Had successfully closed 600+ mortgage loans covering residential and commercial borrowers.

As part of converting from a brokerage to a banking operation became the chief credit officer, underwriter for conventional, government and commercial loans as a principal owner of the business. During this time period embarked on a secondary mission as a mortgage banking trainer. Authored 15 books for the training operation, which are also included in the Library of Congress achieves.

Other milestones in related fields: Provided expert witness testimony in court cases involving mortgage and real estate fraud. Assisted the US Government, Department of The Treasury, Office of Thrift and Supervision to create the IFR (Independent Foreclosure Review) post the 2008 banking crisis.

Upon the financial crash in 2008, worked to refocus business operations and opportunities in real estate sales. Smoke Tree Commercial Real Estate was established in 2010. Since the creation of STC Real Estate, have closed 200+ transactional sides representing sellers and buyers.

In 2012 joined the Realtors Commercial Alliance of Orange County (the only commercial board of Realtors in California). Commencing in 2015 became a BOD member for this board and in 2018 became the board's Treasurer.

In 2023, joined the Realtors Land Institute as a member.

Education/Licensing includes: CA Real Estate Broker, BSc Real Estate.

Overview

This property is a rare gem in the heart of Big Bear Lake, with 3 parcels of land totaling ±2.05 Acres and a prime location on Big Bear Lake Rd and Tulip Ln. The property is zoned for Commercial – Visitor use, which allows for a variety of development options that can cater to the needs and preferences of visitors and locals alike.

Imagine creating a boutique hotel, a cozy restaurant, a convenient office space, or a combination of these on this property, while also preserving some of the natural beauty and wildlife of the area. The property is situated in the scenic Metcalf Bay area, close to the Village and many outdoor attractions such as skiing, boating, hiking, and biking.

This is also a time-sensitive opportunity, as you may be eligible for the New Market California Tax Credit* program and the New Market Federal Tax Credit Programs, which could provide up to 39% tax credits for your development project, according to the CA State Franchise Tax Board.

(*Please note that this is only supplemental information provided by the listing agents, and you should conduct your own due diligence and consult with your tax and legal advisors before making any decisions).

Investment Highlights

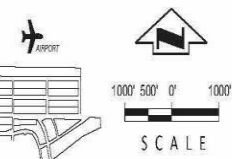
- Parcel is mostly flat and not heavily forested.
- At the Western Entrance to City of Big Bear Lake, where access to activities for boating, fishing, skiing, hiking abound.
- Excellent opportunity for lodging facility, City is open to this type of development.
- Neighbors consist of some existing C-V properties, and residential neighborhoods
- Current Land Use is Vacant/Undeveloped
- Current Zoning is C-V; Commercial Visitor
- Property could be developed as a boutique lodging, food service, ancillary business which support visitors to the area.
- Water is not connected/but available
- Power is not connected/but available
- Under Table 17.35.040.A (Big Bear Lake Development Code under C-3) a greater detail of potential uses are listed.



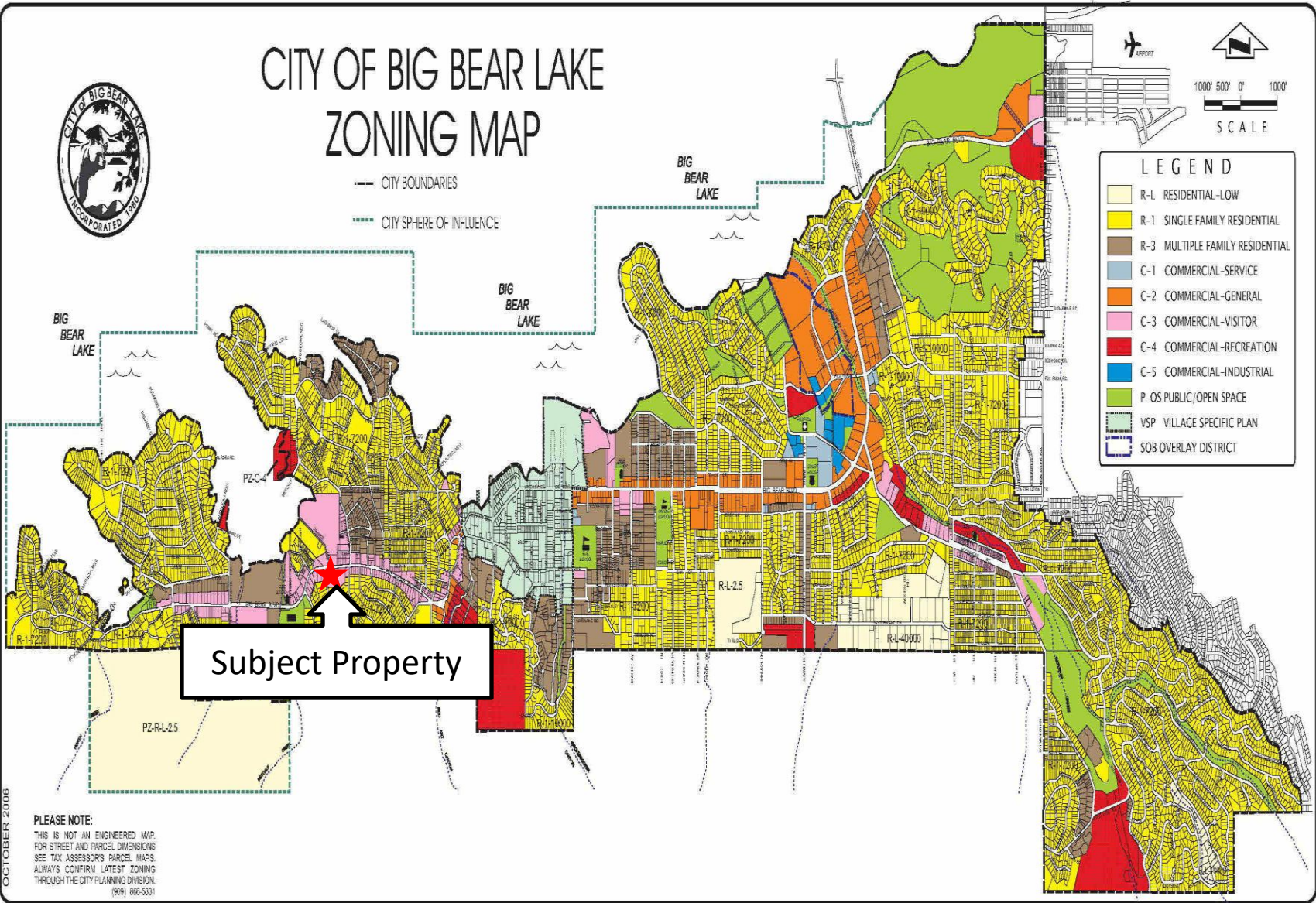
CITY OF BIG BEAR LAKE ZONING MAP

--- CITY BOUNDARIES

--- CITY SPHERE OF INFLUENCE



LEGEND	
[Light Yellow]	R-L RESIDENTIAL-LOW
[Yellow]	R-1 SINGLE FAMILY RESIDENTIAL
[Brown]	R-3 MULTIPLE FAMILY RESIDENTIAL
[Light Blue]	C-1 COMMERCIAL-SERVICE
[Orange]	C-2 COMMERCIAL-GENERAL
[Pink]	C-3 COMMERCIAL-VISITOR
[Red]	C-4 COMMERCIAL-RECREATION
[Blue]	C-5 COMMERCIAL-INDUSTRIAL
[Green]	P-OS PUBLIC/OPEN SPACE
[Light Green]	VSP VILLAGE SPECIFIC PLAN
[Dashed Line]	SOB OVERLAY DISTRICT



Subject Property

OCTOBER 2006
PLEASE NOTE:
THIS IS NOT AN ENGINEERED MAP
FOR STREET AND PARCEL DIMENSIONS
SEE TAX ASSESSOR'S PARCEL MAPS
ALWAYS CONFIRM LATEST ZONING
THROUGH THE CITY PLANNING DIVISION
(909) 866-5831

Address: Unassigned

SEC Big Bear Lake Blvd
& Tulip Ln.

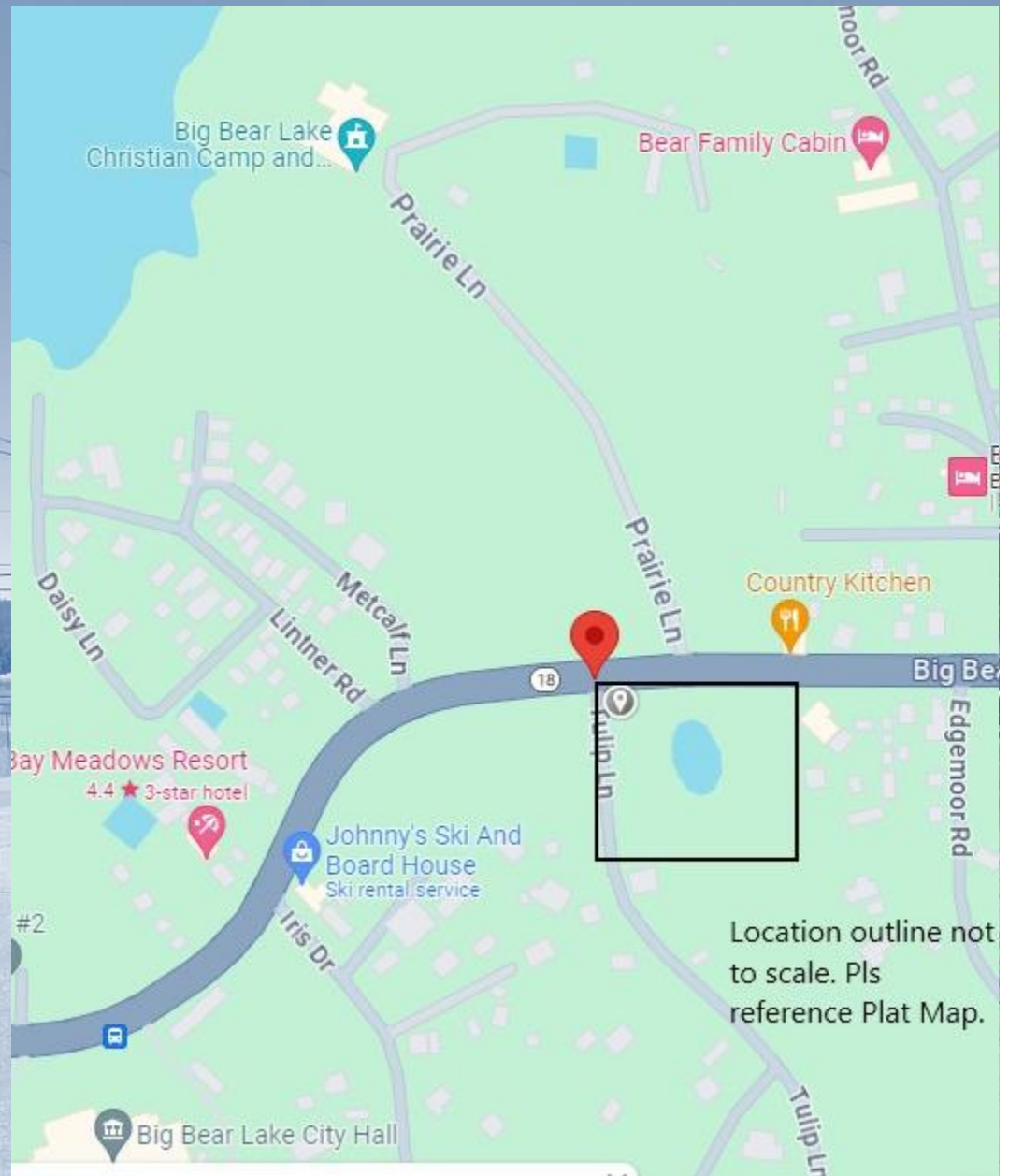
APN: 0307-151-07,
0307-151-08 & 0307-
151-13

Ownership: Fee Simple

Lot Size: 2.05 AC

Zoning: CV (C-3)

Asking: \$1,149,000
(\$12.87/SF)



17.01.070 ESTABLISHMENT OF ZONE DISTRICTS

A. In order to carry out the provisions of this Development Code, the following zone districts are established:

R-L	Residential-Low Zone
R-1	Single-Family Residence Zone
R-3	Multiple-Family Residence Zone
C-1	Commercial-Services Zone
C-2	Commercial-General Zone
C-3	Commercial-Visitor Zone
C-4	Commercial-Recreation Zone
C-5	Commercial-Industrial Zone
P-OS	Public/Open Space Zone
VSP	Village Specific Plan

C. Commercial - Visitor (C-3) Zone

1. The Commercial - Visitor (C-3) Zone is established for the development of areas designed primarily for visitor services, including lodging, dining, recreation, entertainment, specialty retail stores, and other supporting uses.
2. The C-3 Zone is appropriately located in areas that are or will be occupied by stores and businesses, which provide services to visitors. The area should be located along or accessible from major streets and highways or adjacent to recreation areas, with adequate infrastructure to support permitted uses.

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Ordinance 2003-333, Adopted 9/8/03
Ordinance 2004-344, Adopted 11/8/04
Ordinance 2006-366, Adopted 10/9/06
Ordinance 2011-412, Adopted 5/9/11
Ordinance 2011-415, Adopted 8/22/11
Ordinance 2011-417, Adopted 12/12/11

Topo



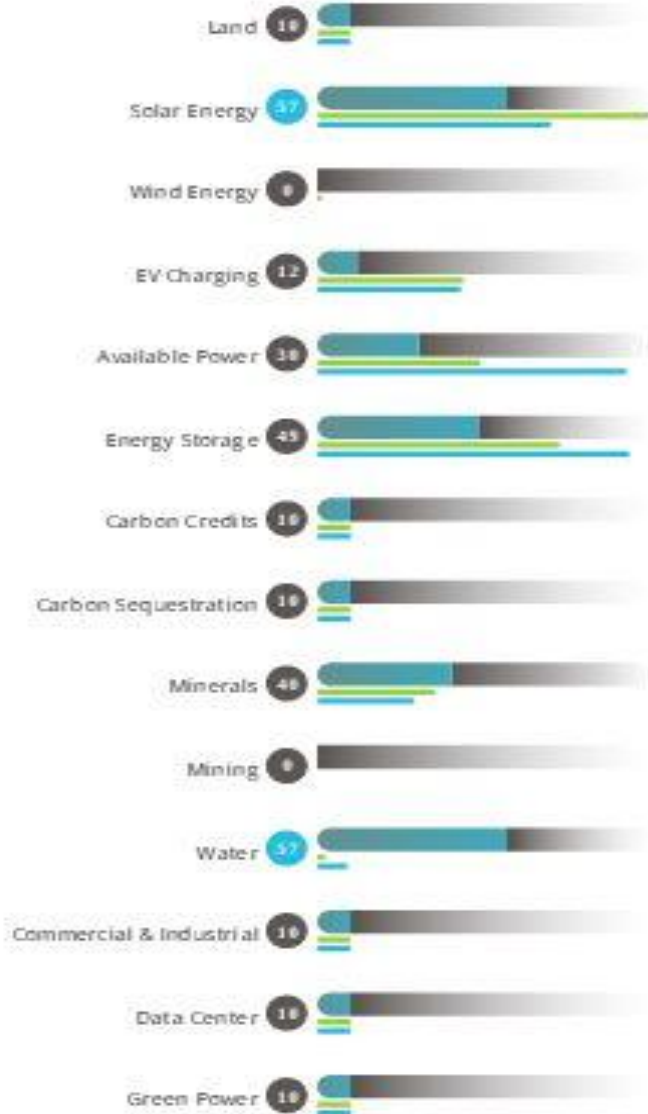
Elevation

Average Elevation:	6,800 feet
Minimum Elevation:	6,800 feet
Maximum Elevation:	6,800 feet

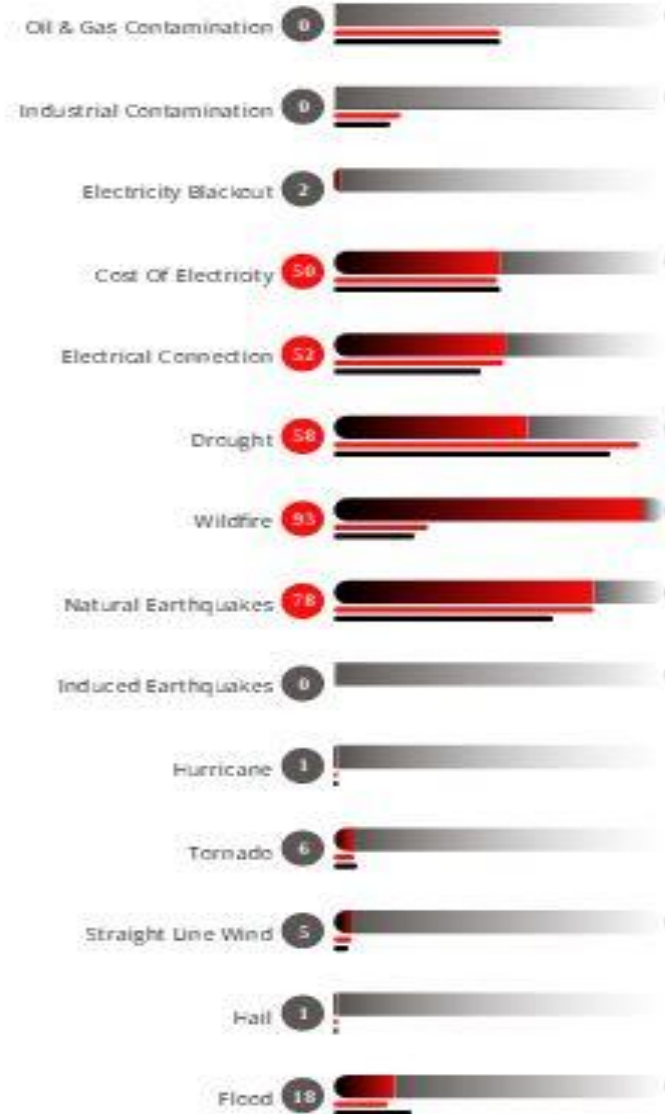
Slope

Average Slope:	3 %
Maximum Slope:	4 % <i>(No need for land grading)</i>

Value Index



Risk Index





Contact for Offers

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