



**SMOKE TREE COMMERCIAL**

Commercial - Residential - Land

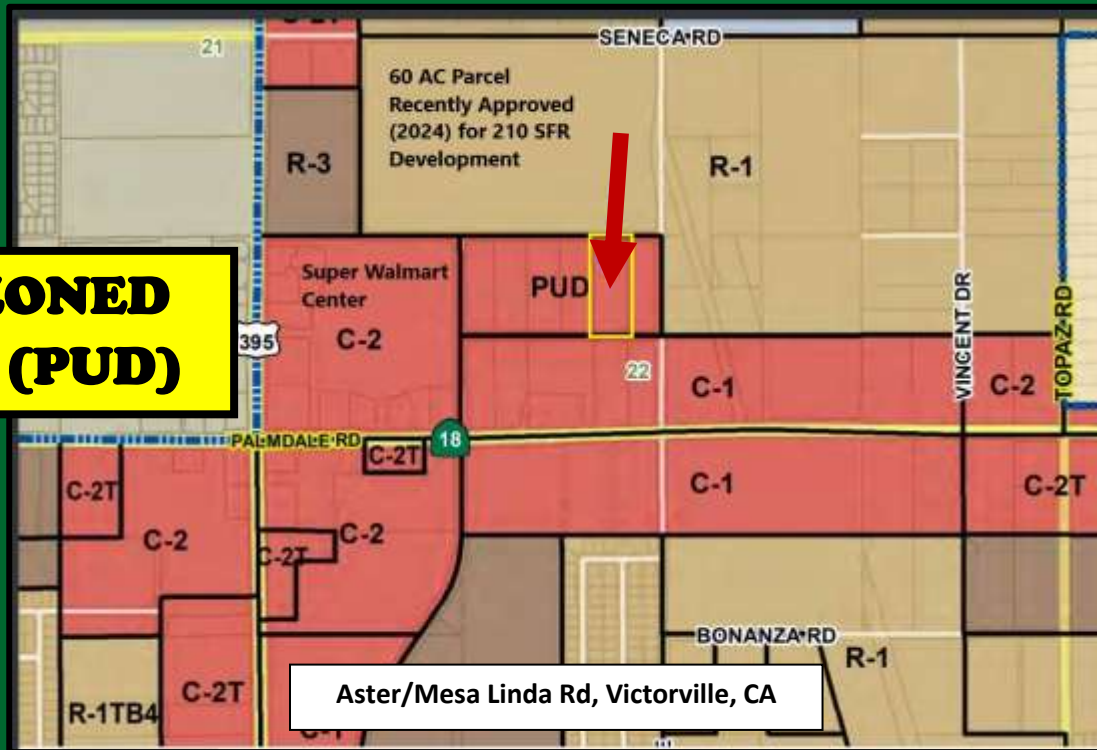
[www.SmokeTreeCommercial.com](http://www.SmokeTreeCommercial.com)

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**LAND  
DEVELOPMENT  
OPPORTUNITY**

**FOR SALE ± 3.41 AC**



**ZONED  
C (PUD)**

**For More Information:**

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**Asking \$1,249.999**

This 3.41-acre Zoned Commercial Planned Unit Development (PUD) is situated within a **New Market Tax Credit area, recognized as a Qualified Investment Area by the U.S. Treasury\***. The Victorville Planning Department has designated the site for multiple uses, including a larger medical service facility, educational center, retail, office space, and various other possibilities. Its location within a Federal Tax Credit area enhances its appeal for development.

Accessibility and convenience for potential patients or customers are critical factors when selecting a development site. A location in a growing area with high traffic and minimal competition presents an excellent opportunity to attract and serve the local community. For instance, this parcel in West Victorville is well-suited for a medical facility offering urgent care, doctor's offices, dentistry, acute care, and additional services. The city of Victorville has zoned the site as PUD/Commercial, permitting a range of medical and commercial uses. Additionally, the flat and buildable nature of the site can help lower construction costs and timelines.

To the immediate north, a Tentative Tract Map (TTM) has been approved for the development of over 200 single-family residences as of February 2024. The site is conveniently located near US 395 and SR 18 (Palmdale Rd), with a current population of approximately 150,000 within a 5-mile radius, providing a substantial customer base for the facility. Daily traffic counts on US 395 and Palmdale Rd are around 25,000 vehicles per day per road (2023). This represents a unique opportunity to secure a prime development site for medical or other services in a rapidly growing area characterized by strong demand and limited supply. \*Consult with your financial and licensed tax partners.