



SMOKE TREE COMMERCIAL

Commercial - Residential - Land

www.SmokeTreeCommercial.com

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**LAND
DEVELOPMENT
OPPORTUNITY**

FOR SALE ± 33,200 SF



**ZONED
C1**

For More Information:

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Asking \$298,880

This lot is situated just off Bear Valley Road, a major east-west thoroughfare with an estimated CPD of 70,000. It is also adjacent to a signalized intersection at Bear Valley and Jacaranda, offering easy access and visibility. Bear Valley Rd connects west to I-15, east to Apple Valley, Lucerne Valley and SR 18, which are continually growing areas.

Across the street from Victor Valley College, this lot benefits from the proximity of a large student population and potential customers. Moreover, this lot boasts a stunning view of Apple Valley and the valley below, creating an attractive and inviting atmosphere for your business.

This lot is zoned C1, which allows for a wide range of commercial uses that can cater to the diverse needs of the community. Whether you want to open an art studio, a grocery store, a restaurant, a repair shop, or any other type of business, this lot can accommodate your plans.