

Great idea! A well-crafted FAQ section can make your listing more accessible and persuasive to potential buyers, developers, and brokers. Here's a tailored FAQ for your **C1-zoned commercial lot near Victor Valley College**, optimized for platforms like **CREXI, LoopNet, LandGate, and LandBroker MLS**:

□ □ Frequently Asked Questions (FAQ)

Q: What is the zoning designation for this property?

A: The lot is zoned **C1 (Commercial Service)**, allowing for a wide range of retail, service, and professional uses.

Q: What types of businesses are permitted under C1 zoning?

A: Permitted uses may include:

- Restaurants (sit-down, take-away, outdoor seating)
- Retail stores and showrooms
- Banks and financial institutions
- Health and fitness centers
- Professional offices and personal services (e.g., salons, spas)
- Grocery stores and home improvement centers
- Specialty trade schools and institutional uses
- Veterinarian services (including short-term boarding)
- Vehicle refueling stations (including EV charging)
- Contractor yards and small-item repair shops

Q: What is the traffic count on Bear Valley Road?

A: Estimated **CPD (cars per day)** is approximately **70,000**, offering excellent visibility and exposure.

Q: Is the lot buildable?

A: Yes, the parcel is **flat and buildable**, ideal for immediate development.

Q: What are the nearby landmarks or anchors?

A: The property is located **directly across from Victor Valley College** and near a **signalized intersection at Bear Valley and Jacaranda**.

Q: Are utilities available?

A: Utility access details can be provided upon request or during due diligence.

Q: What makes this location unique?

A: The lot offers **commanding views of Apple Valley**, strong traffic flow, and proximity to educational and residential hubs—making it ideal for both consumer-facing and institutional uses.

Q: Is seller financing available?

A: Please inquire directly for financing options or seller terms.

Would you like a version formatted for a flyer or Offering Memorandum (OM)? I can also help you build a Q&A section for your listing page that's more conversational.