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ADDRESS

Hwy 395
Adelanto, CA 92301

PROPERTY OVERVIEW

Prime Frontage US HWY 395 – Commercially zoned vacant land offering fronting along the west side of US HWY 395 less than 300 linear feet south of the signalized intersection at Cactus Rd & Hwy 395 where existing commercial development is already present. Dedicated access is already in place at the northwest corner of the parcel allowing for vehicular ingress / egress to the parcel via Cactus Rd thus providing excellent circulation. Capitalize on the captive audience of passersby traversing this busy highway with average daily traffic counts of 30,000 vehicles daily. The General Commercial (C) district provides for retail centers that serve community-wide needs and neighborhood needs. The General Commercial district provides for commercial areas that include, but are not limited to, large retail uses such as “big box” stores, furniture stores, appliance and home electronics retailers; movie theaters; service commercial businesses; professional business offices; and restaurants. The district also provides for a wide range of smaller-scale business activities which serve the needs of residents who live nearby. This offering encompasses two (2) vacant land parcels totaling ±4.55 acres.

APN:

3128-541-07, 08

MUNICIPALITY

Adelanto | County of San Bernardino

ZONING

General Commercial

SIZE

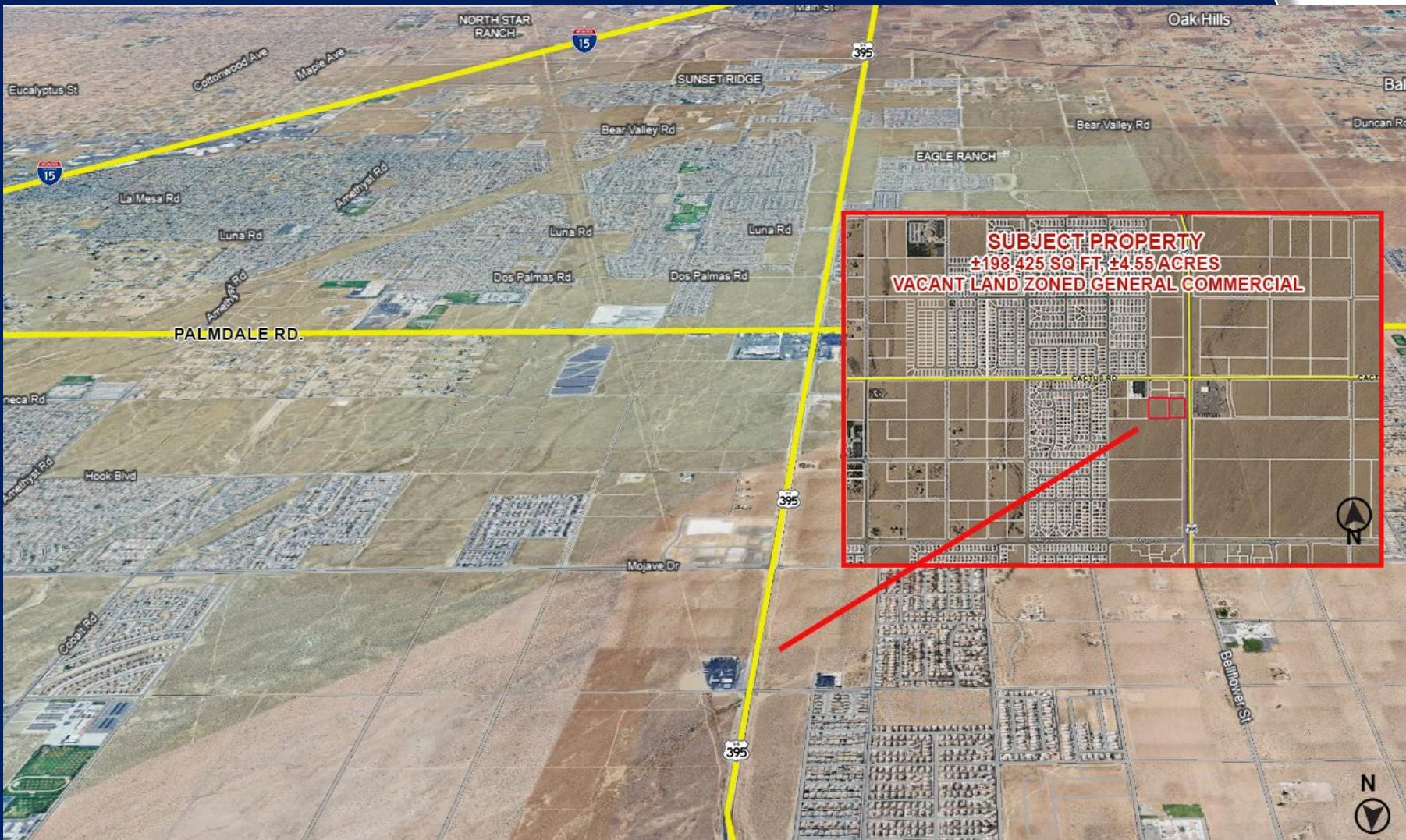
±4.55 acres

ASKING PRICE FOR SALE

\$895,000



This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.



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

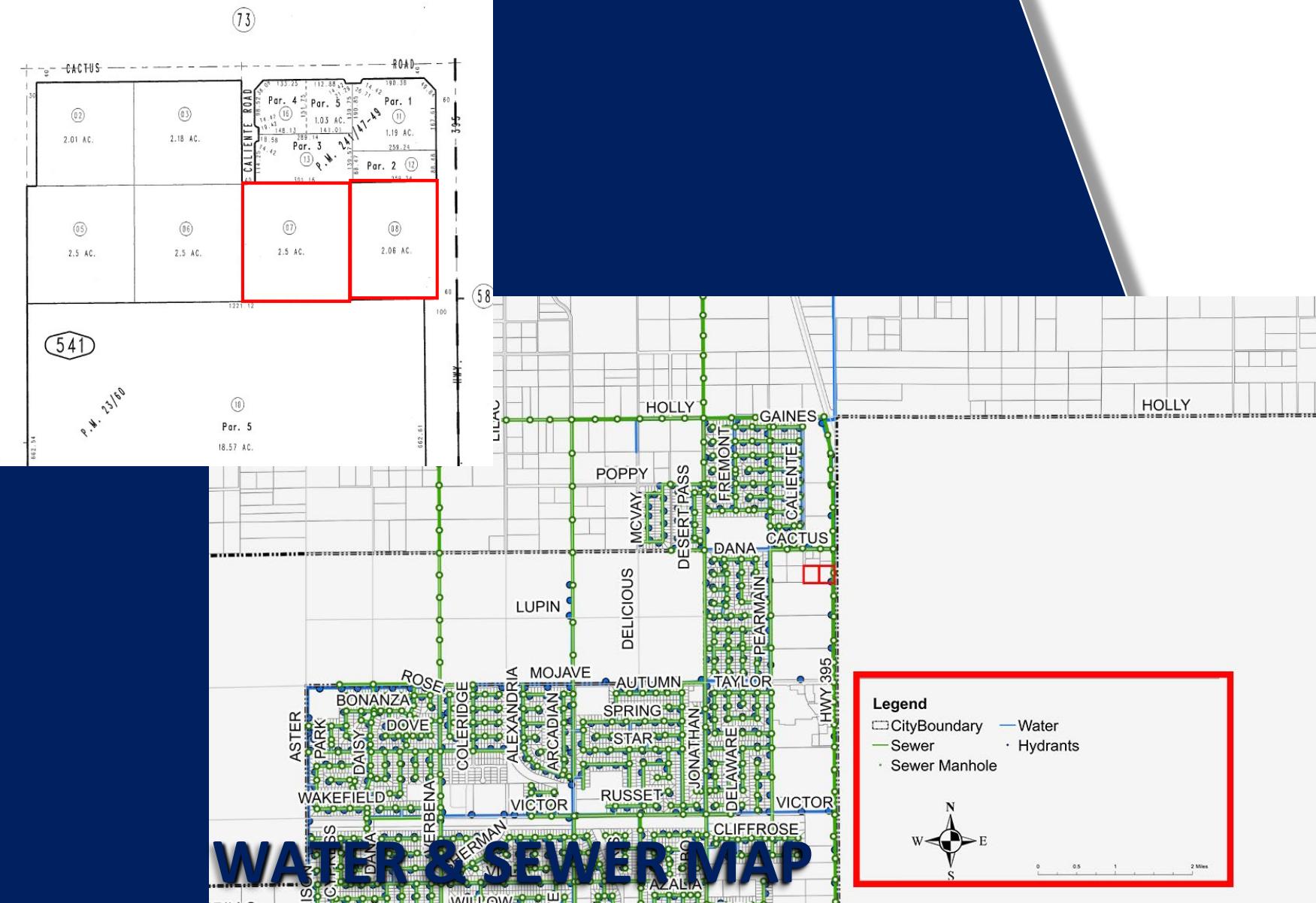
PLAT MAP



Sec. 9, T.5N., R.5W.

Adelanto Out 3128 - 5
Tax Rate Area
14019

3128 - 5



KURSCH GROUP

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Legend:

- BNSF
- BNSF Certified Site
- UP/SP Trackage Rights
- Handling Carrier
- Union Pacific
- Other Rail Systems

BARSTOW INTERNATIONAL GATEWAY PROJECT

Overview

BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers to domestic containers.

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With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ± 300 acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.