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# Site Summary

## ADDRESS

4.15 ac Tussing Ranch Rd.  
Apple Valley, CA 92308

## PROPERTY OVERVIEW

Apple Valley & Bear Valley Roads is undeniably the most dynamic intersection in the entire Hi-Desert Region. New retailers and executive housing will be developed in this quadrant for decades to come with expansive vacant land available the blank canvas will be painted with destination retailers and eclectic communities which will provide move-up housing to existing residents in the market. The intersection of Apple Valley & Tussing Ranch Roads will be something special at some future point as the marketplace continues to see new developments and explosive growth. If you have vision take a look at this offering.

## APN

0438-021-01-0000

## MUNICIPALITY

City of Apple Valley | County of San Bernardino

## ZONING

R-A – Residential Agricultural

# ASKING PRICE FOR SALE

# \$275,000





# Town of Apple Valley



Apple Valley, CA



The Town of Apple Valley is located at the heart of Victor Valley in San Bernardino County. Apple Valley is located 95 miles northeast of the Los Angeles metropolitan area, 140 miles north of San Diego, and 185 miles south of Las Vegas. The Town has 78 square miles in its incorporated boundaries, and a sphere of influence encompassing 200 square miles. Apple Valley currently has 15 parks & facilities managed & operated by the Town of Apple Valley Parks and Recreational Department. It also has two beautiful golf courses, as well as a rather extensive list of trails for walking, biking and horseback riding.



Town of Apple Valley

# BNSF RAILWAY



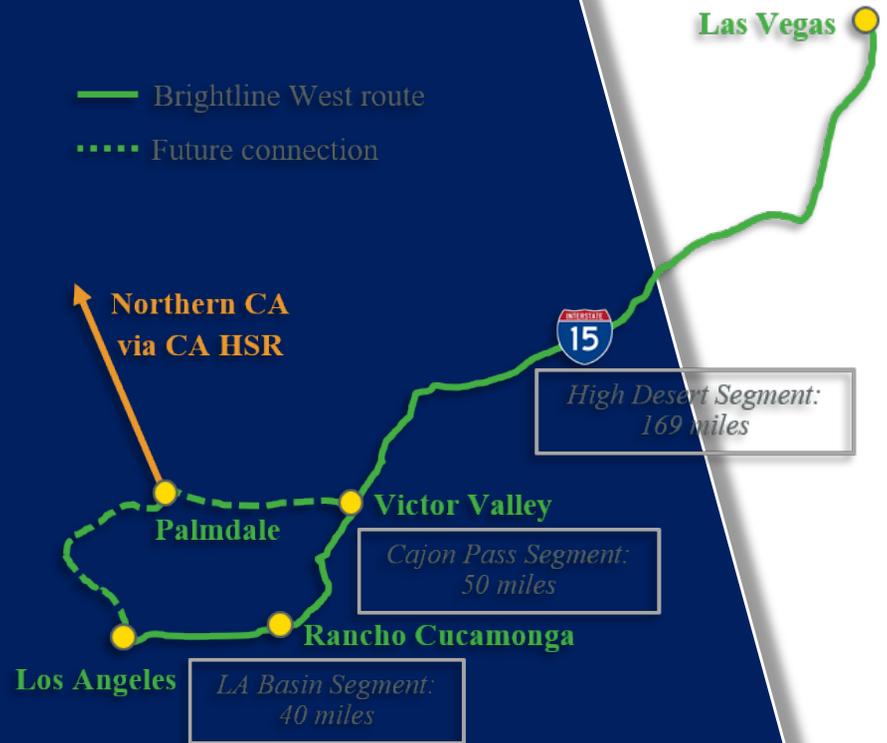
## BARSTOW INTERNATIONAL GATEWAY PROJECT

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

### 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.

# brightline



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.