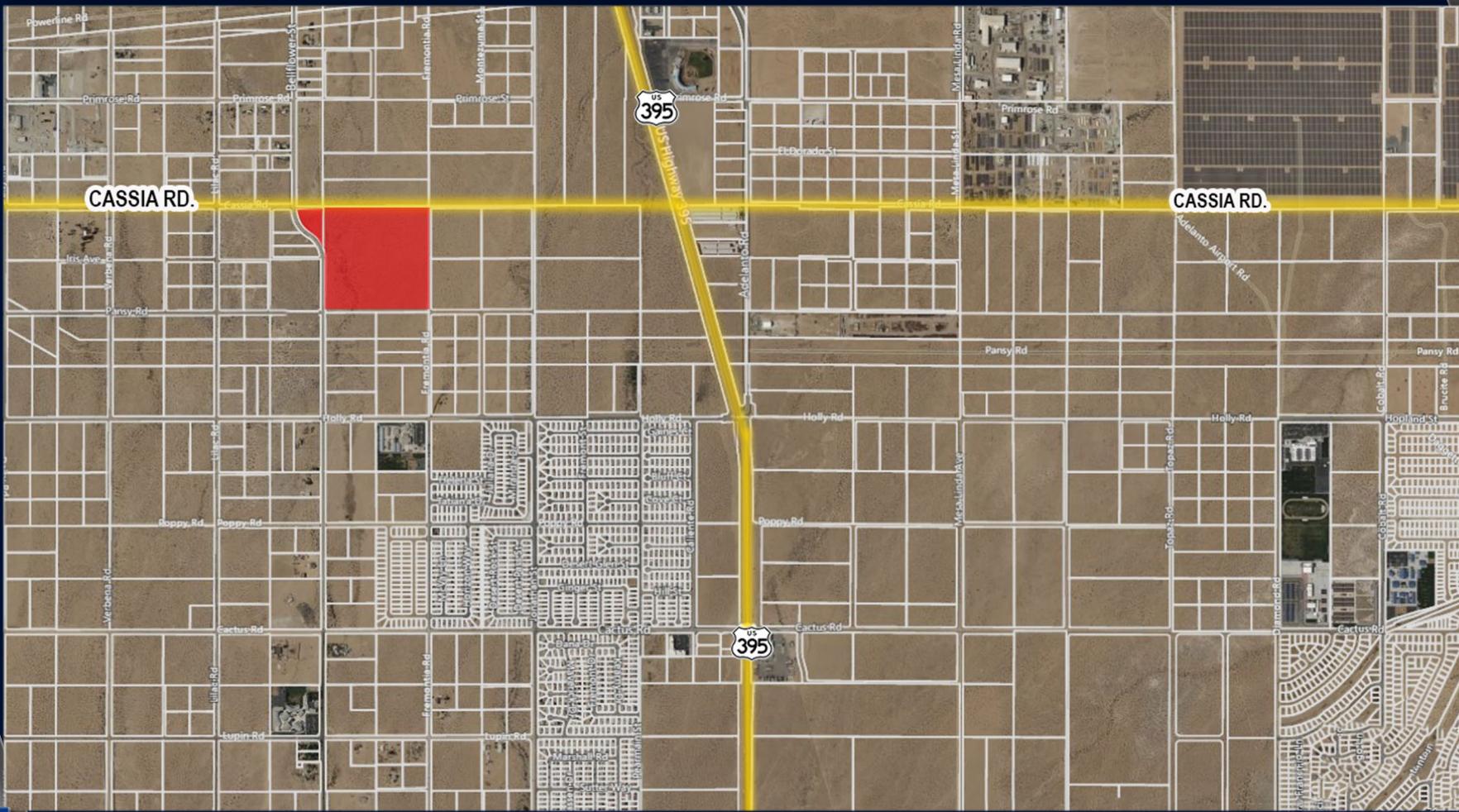


EXCLUSIVE SALE MEMORANDUM



RYAN TRAVIS

760.983.2594 RTravis@KurschGroup.com

BRE # 01358790 Corporate BRE #01896143

12180 Ridgecrest Rd, Suite 232, Victorville, CA 92395
760.983.2383 • Contact@kurschgroup.com • Kurschgroup.com

ADDRESS

Bellflower St & Cassia Rd
Adelanto, CA 92301

PROPERTY OVERVIEW

±41.35ac southeast corner of Bellflower St & Cassia Rd in the City of Adelanto. The zoning for this property is Single Family Residential (R-S5) - The Single Family Residential (R-S5) zone district is a single-family zone which permits detached residences at a density of up to five (5) units per gross acre. Minimum lot size is 5,000 square feet. Development at this density requires full urban levels of service and public improvements. Just over a half mile west of Highway 395 and 1,600 feet north of existing residential development. Close proximity to schools, shopping, and dining options, this prime piece of real estate is perfect for investors looking to capitalize on the booming housing market in Adelanto. Don't miss out on this incredible opportunity to own a piece of California's rapidly expanding real estate market.

APN:

3128-151-10 & 3128-191-01

MUNICIPALITY

Adelanto | County of San Bernardino

ZONING

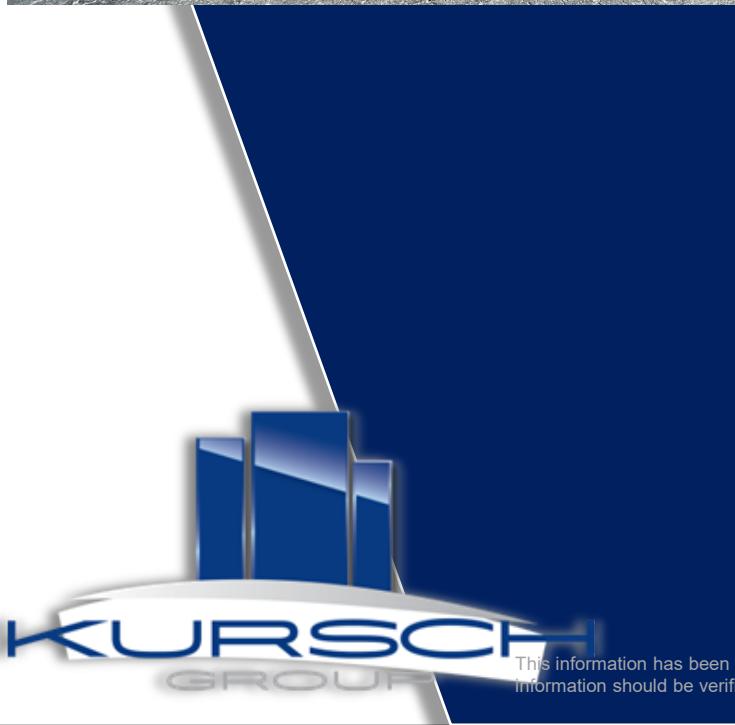
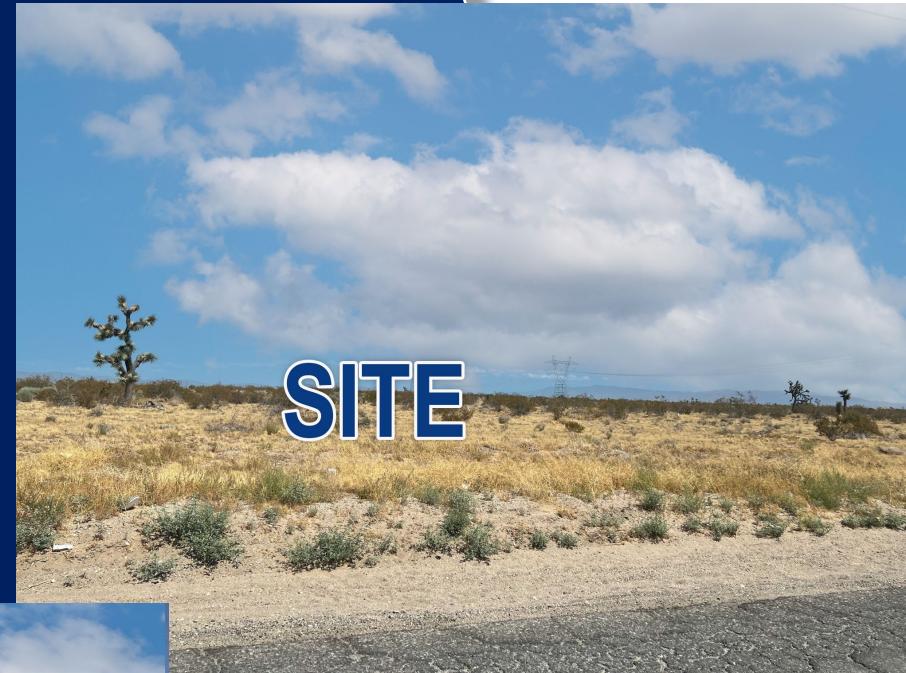
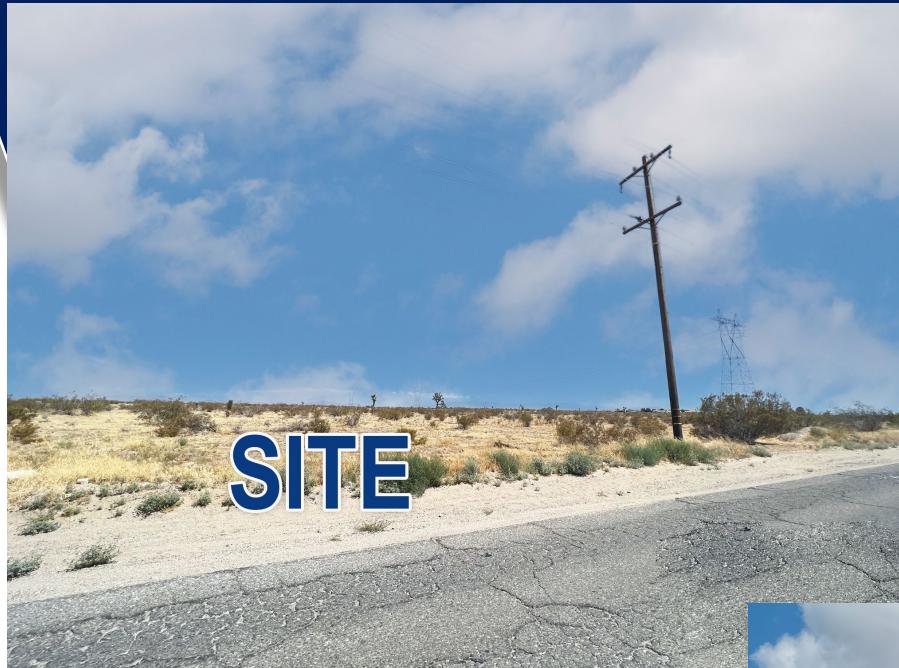
Single Family Residential (R-S5)

SIZE

±41.35 acres

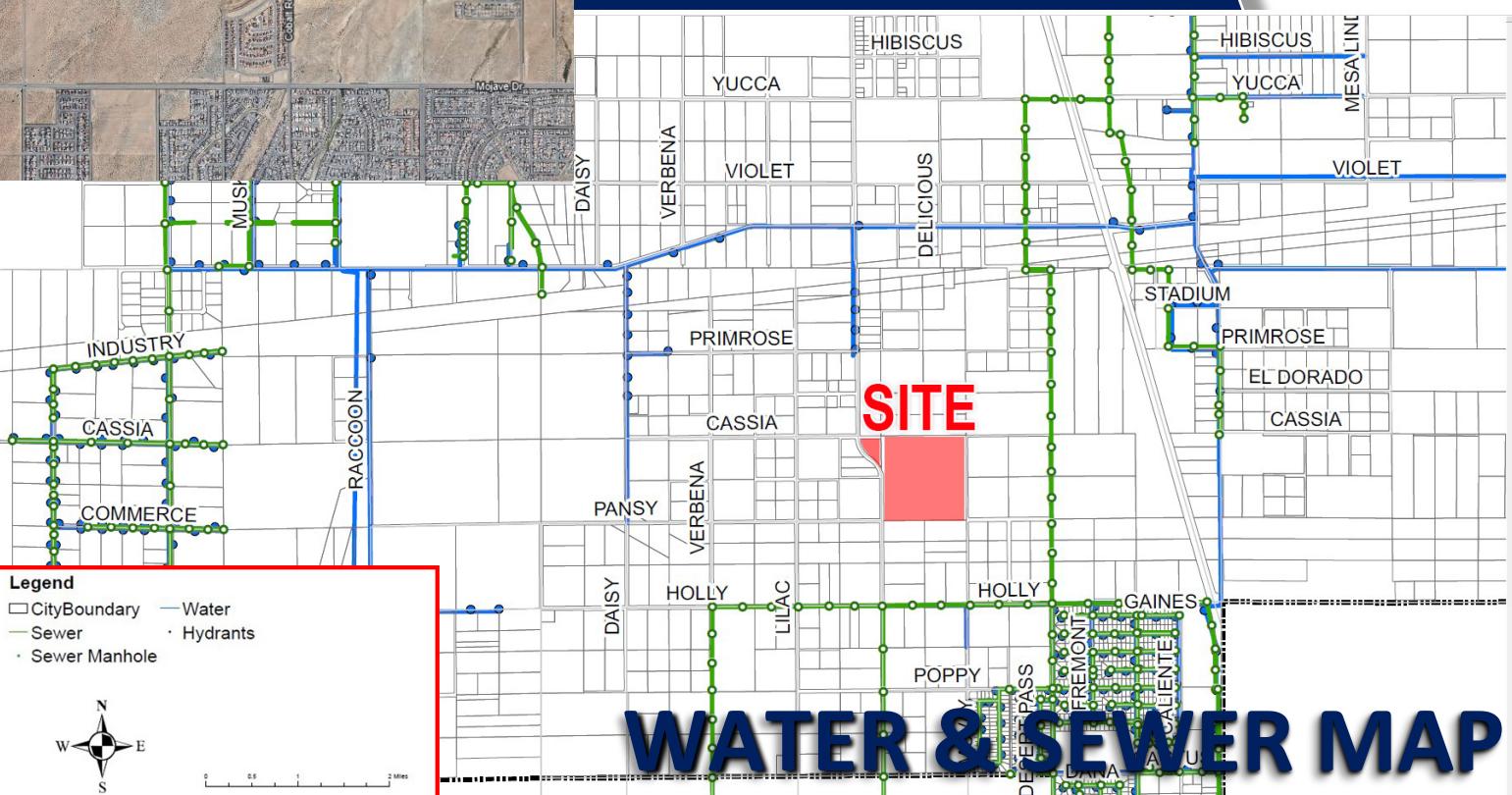
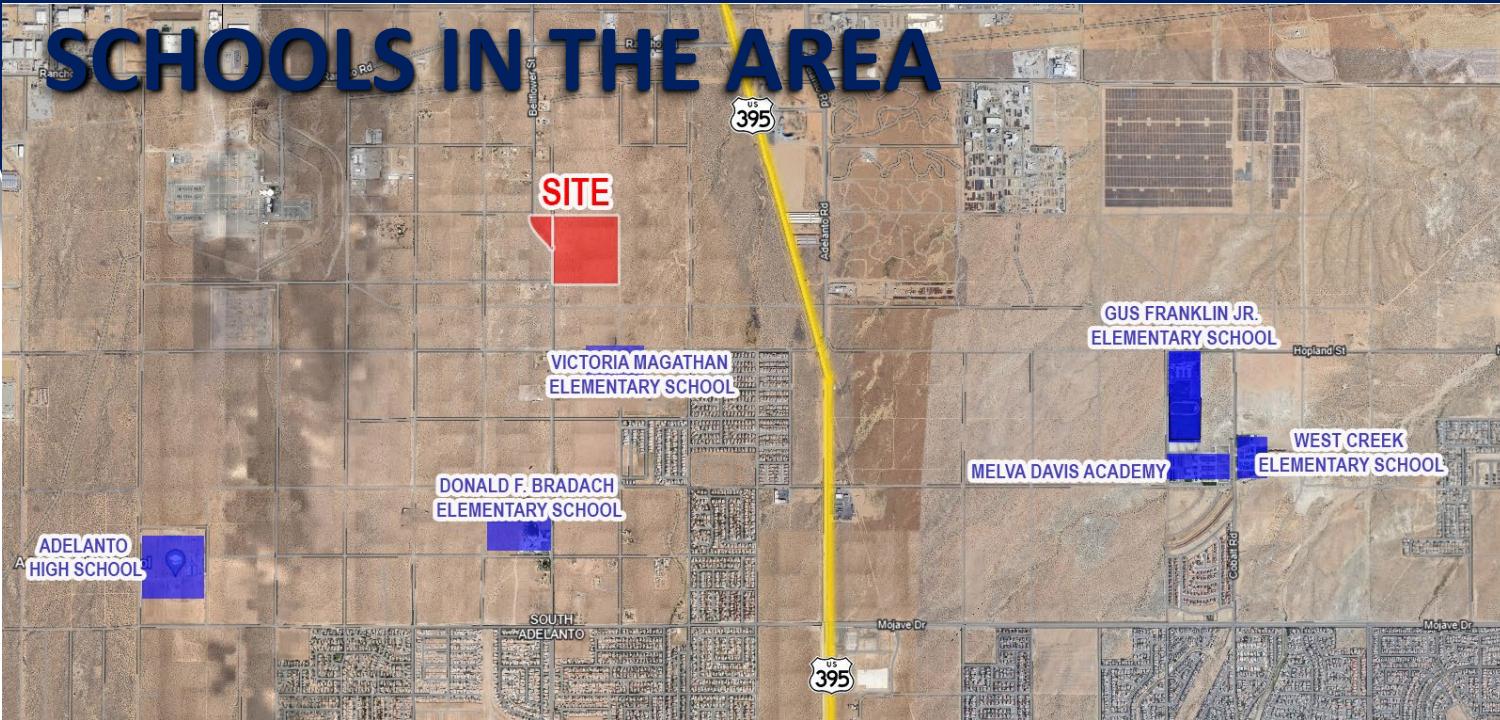
ASKING PRICE FOR SALE

\$1,495,000



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.

SCHOOLS IN THE AREA



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THE CROSSROADS @ 395

Located on the west side of the City of Victorville, is one of the newest multi-tenant shopping centers recently developed. Retail tenants include Walmart, Walgreens, Dollar Tree and Sally Beauty to name a few. The Crossroads at 395 is located on Palmdale Road and US Hwy 395

MALL OF VICTORVILLE

The Mall of Victor Valley is the only regional mall located in the Victor Valley and has served the local consumer base since being built in 1985. Owned by Macerich, the mall underwent an entire interior and exterior renovation allowing it to reposition its major tenancies to better serve the local shopping demand. The Mall of Victor Valley hosts Dick's Sporting Goods, Macy's, Barnes & Noble, Sears, and many other shops offering a wide range of apparel merchandise.



RESTAURANT ROW

Restaurant Row is the High Desert's premiere dining destination featuring 19 eateries including California's first Cracker Barrel. Options for sit-down meals include BJ's Restaurant and Brew House, Pancho Villa's, Panera Bread, Freddy's Frozen Custard and Steak Burgers, the Original Roadhouse Grill, Chili's, Applebee's, Johnny Carino's and Mimi's Cafe. Quick bites are offered by Which Wich, Starbucks, Cafe Rio, The Habit Burger Grill, Pieology, Ono Hawaiian BBQ, and Sonic Drive-In. Nekter Juice Bar offers healthy options. Whatever your palate craves, you'll find it at our Restaurant Row..

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.

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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.