

PROPERTY HIGHLIGHTS

- Expired 130 lot TTM
- 360° views of the golf course
- Ready for immediate development
- Seller Financing available

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OFFERING SUMMARY

Sa	ale Price:	\$945,000
A۱	vailable Acres:	± 35.67

EXCLUSIVELY LISTED BY:

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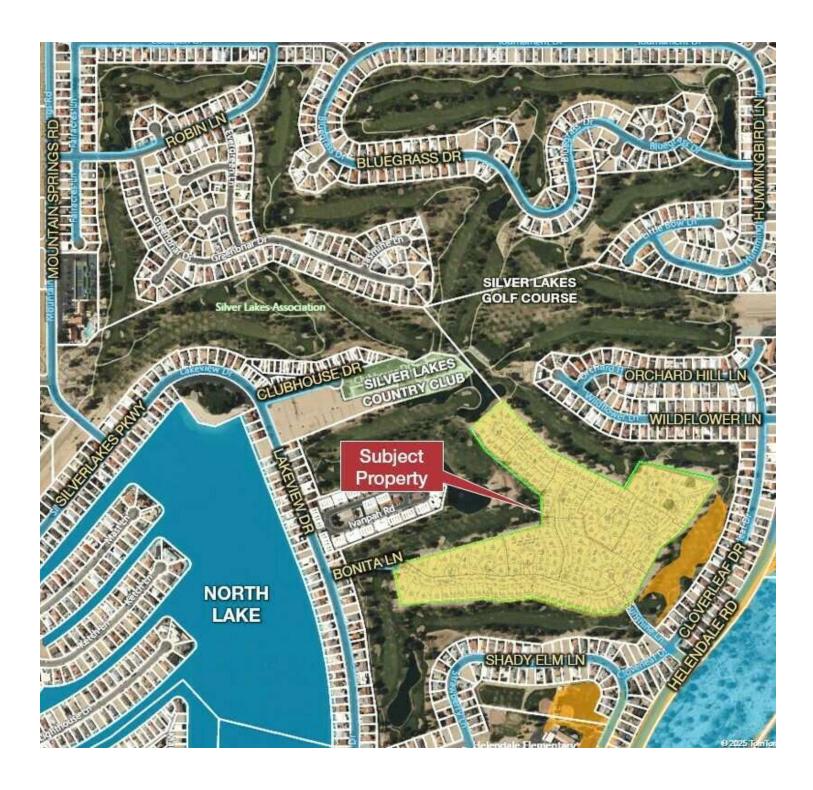
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AERIAL





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35.67 acres of development ready land surrounded by the Silver Lakes Golf Course in Helendale, California. Single Residential zoned parcel with expired Tentative Tract Map for 130 lots approved by San Bernardino County. Utilities adjacent to the site. Future residents will benefit from available access to the golf course, club house facilities, two local lakes for recreational activities, and more.

Property is owned free and clear and Owner financing is available. Owner would also consider a joint venture to develop the property. Other forms of nontraditional transactions may also be considered.

Barstow is the future home of the Barstow International Gateway (BIG), a state-of-the-art intermodal distribution facility run by BNSF Railroad. Spanning 4,500 acres and an investment of \$1.5 billion dollars, BIG aims to relieve the Ports of Los Angeles and Long Beach by importing freight directly from ship to rail, where it will be received and broken down for regional and domestic distribution. This forthcoming project will maximize supply change and bring an estimated 20,000 jobs to the Barstow area, as well as the station for Brightline West's Victor Valley Station, only 4 miles from site.

Brightline West has broken ground on their high-speed rail line, with terminuses in Las Vegas and Rancho Cucamonga. The 218-mile passenger rail will reach top speeds of 200 mph, completing it's line of travel within 2 hours and

ten minutes, more than twice the normal drive time. This project is expected to be operational in 2028, with stops in Apple Valley and Hesperia, enhancing connectivity between the High Desert, Las Vegas, and the San Gabriel Valley

Buyer to verify all information contained herein. Agent and their representatives are not responsible for the accuracy of these claims.

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TENTATIVE TRACT MAP





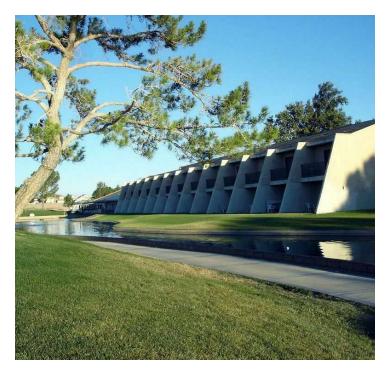
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HELENDALE COUNTRY CLUB









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