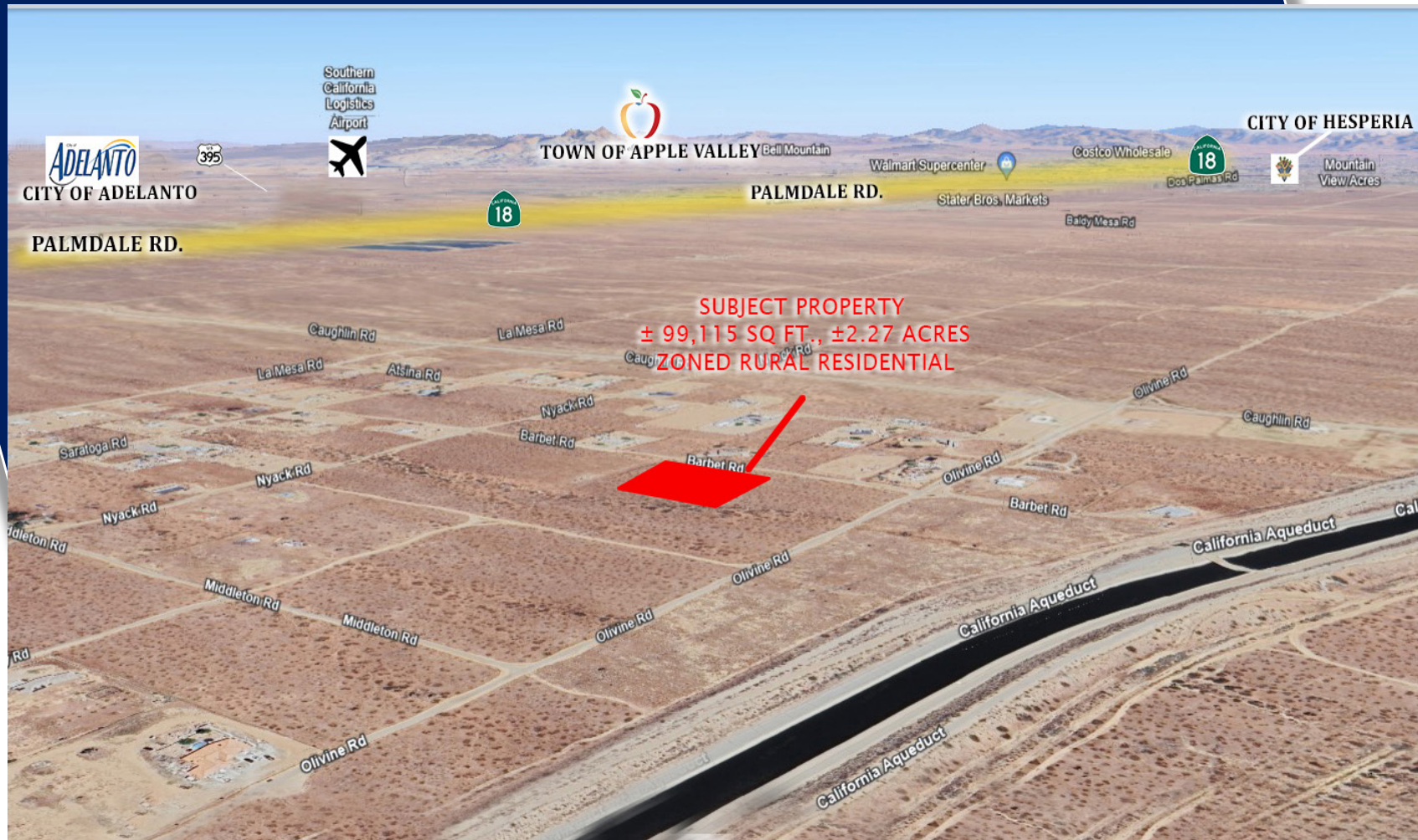


EXCLUSIVE SALE MEMORANDUM



RYAN TRAVIS

760.983.2594 RTravis@KurschGroup.com

BRE # 01358790 Corporate BRE #01896143

12180 Ridgcrest Rd., Suite 232 Victorville, CA 92395

Address

Barbet Rd.
Phelan, CA 92371

ZONING

Residential

APN

3097-291-41

NOTES

±2.27ac Vacant Land Parcel. Excellent location for your new home or invest for the future. Rural area with plenty of room for outdoor activities or equestrian uses. Close proximity to the California Aqueduct.

West side of Barbet Rd just 300 feet north of Olivine Rd.

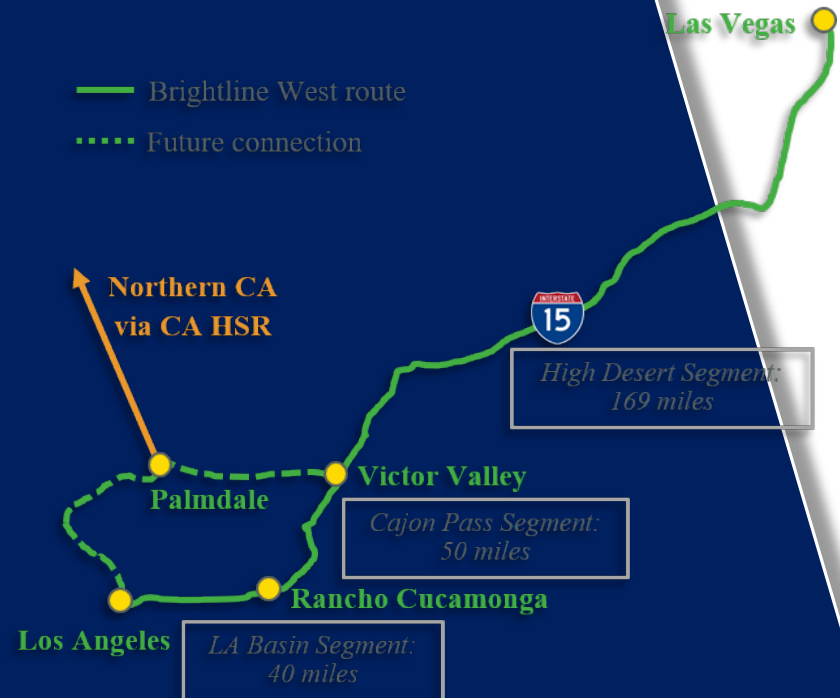
Less than 2 miles south of Hwy 18 / Palmdale Rd. Electricity is present in the street along Barbet Rd front the parcel.

Water is at the corner of Olivine Rd & Barbet Rd approx 330 feet away. Seller may be willing to entertain a carry back scenario Come make an offer today!

Asking Price
\$59,900



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.