



**RYAN TRAVIS**

760.983.2594 [RTravis@KurschGroup.com](mailto:RTravis@KurschGroup.com)

BRE # 01358790 Corporate BRE # 01896143

12180 Ridgecrest Rd, Suite 232, Victorville, CA 92395

760.983.2383 • [Contact@kurschgroup.com](mailto:Contact@kurschgroup.com) • [Kurschgroup.com](http://Kurschgroup.com)

### **ADDRESS**

Violet Rd.  
Adelanto, CA 92301

### **PROPERTY OVERVIEW**

Adelanto Industrial Land Offering. Prime assemblage of four (4) vacant land parcels offered together totally ±15.27 acres zoned MI fronting along the north side of Violet Rd spanning an entire block all the way from Daisy Rd to Verbena Rd. Approx. 1,000 linear feet north of Rancho Rd at Violet Rd where pavement and utilities can be found. Not many large land offerings such as this providing for an excellent opportunity for future development. The Manufacturing/Industrial (MI) district provides for a wide range of industrial uses, including light and heavy industrial and manufacturing uses. Adult businesses as well as certain cannabis related businesses are also conditionally permitted within this zoning district. Close proximity to US Hwy 395 and Southern California Logistics Airport. Adelanto as well as the High Desert Region in general is on the precipice of huge growth and mass development.

### **APN:**

0459-102-06, 07, 08, 09

### **MUNICIPALITY**

Adelanto | County of San Bernardino

### **ZONING**

Manufacturing Industrial

### **SIZE**

±15.57 acres

## **ASKING PRICE FOR SALE**

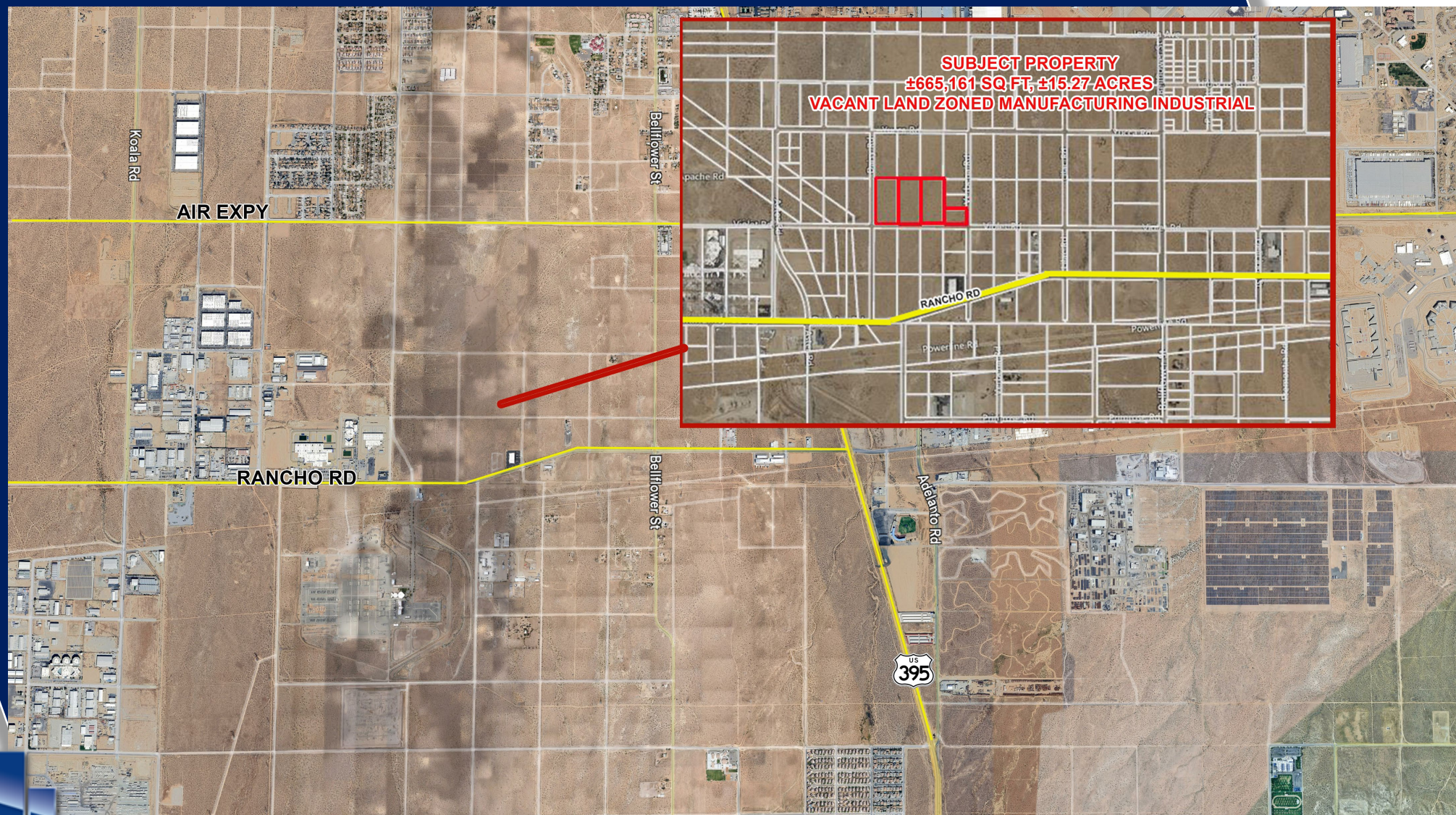
**\$998,000**





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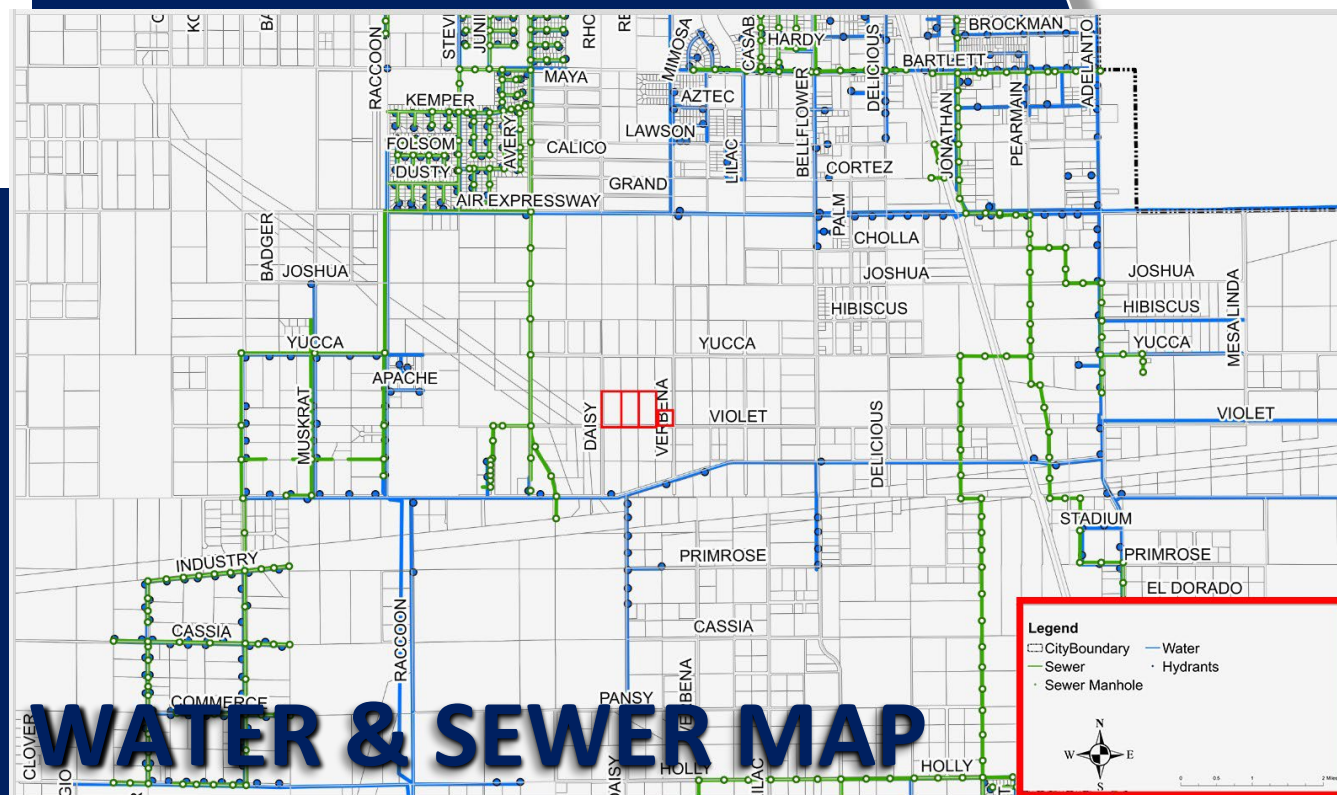




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# PLAT MAP



# WATER & SEWER MAP

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

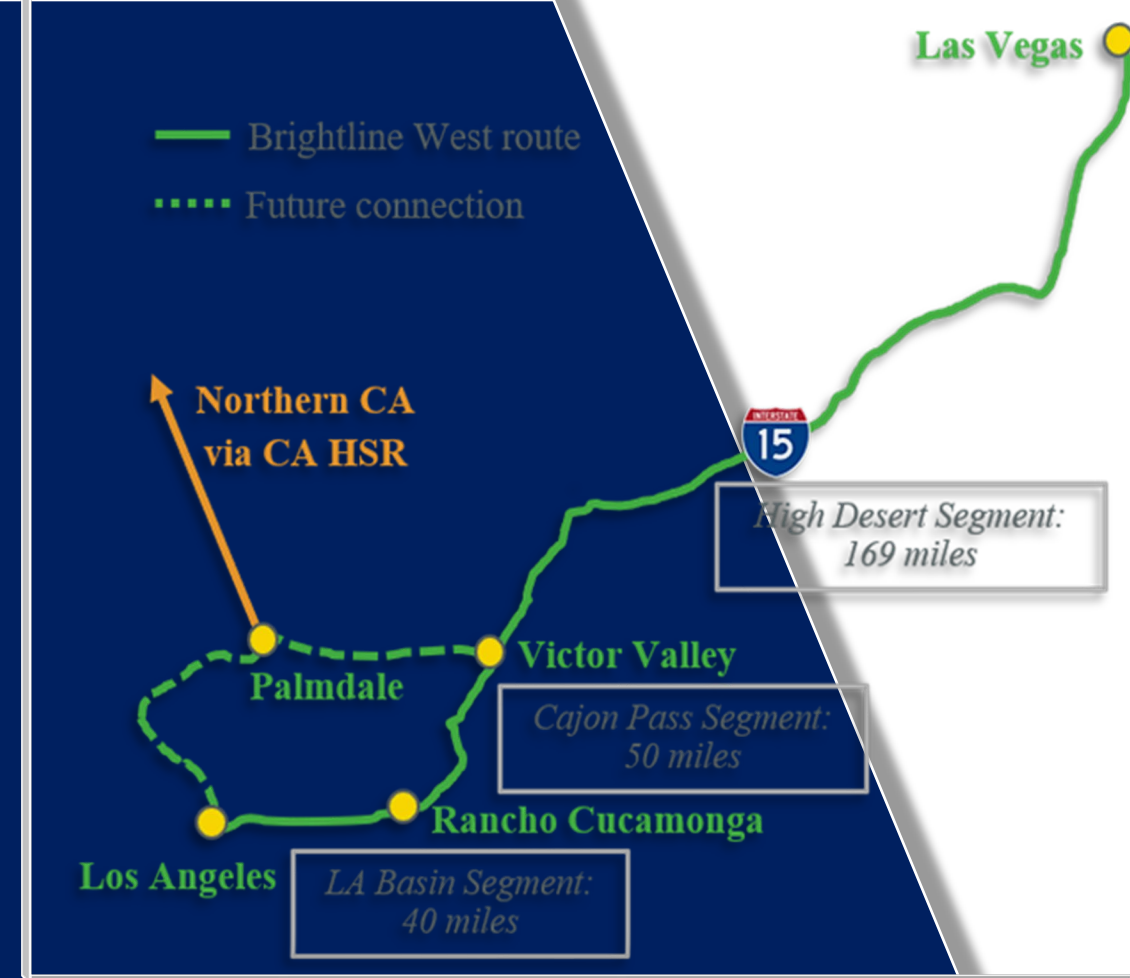
BNSF  
RAILWAY

# 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.





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.