EXCLUSIVE SALE MEMORANDUM



KURSCH GROUP

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
Colusa Rd.
Adelanto, CA 92301

PROPERTY OVERVIEW
±9.02 acres vacant land parcel situated along the south side of Colusa Rd at the southeast corner of Raccoon Ave zoned Desert Living 2.5 (DL 2.5) allowing for once primary single-family residence per 2.5 acres. This parcel is located within the City of Adelanto boundaries approx. 1.3 miles west of US HWY 395. The Buddhist Mediation Center is 1,800 feet south of Colusa Rd on the east side of US HWY 395 in very close proximity to this offering. Southern California Logistics Airport is 3 miles east of this parcel. Newly developed 1,000ac Baldy Mesa Solar & Storage Project surrounds this site. Beautiful and serene desert landscape. Excellent investment potential.

APN:
0460-621-02

MUNICIPALITY
Adelanto | County of San Bernardino

ZONING
Desert Living

SIZE
±9.02 acres

ASKING PRICE FOR SALE
$85,000

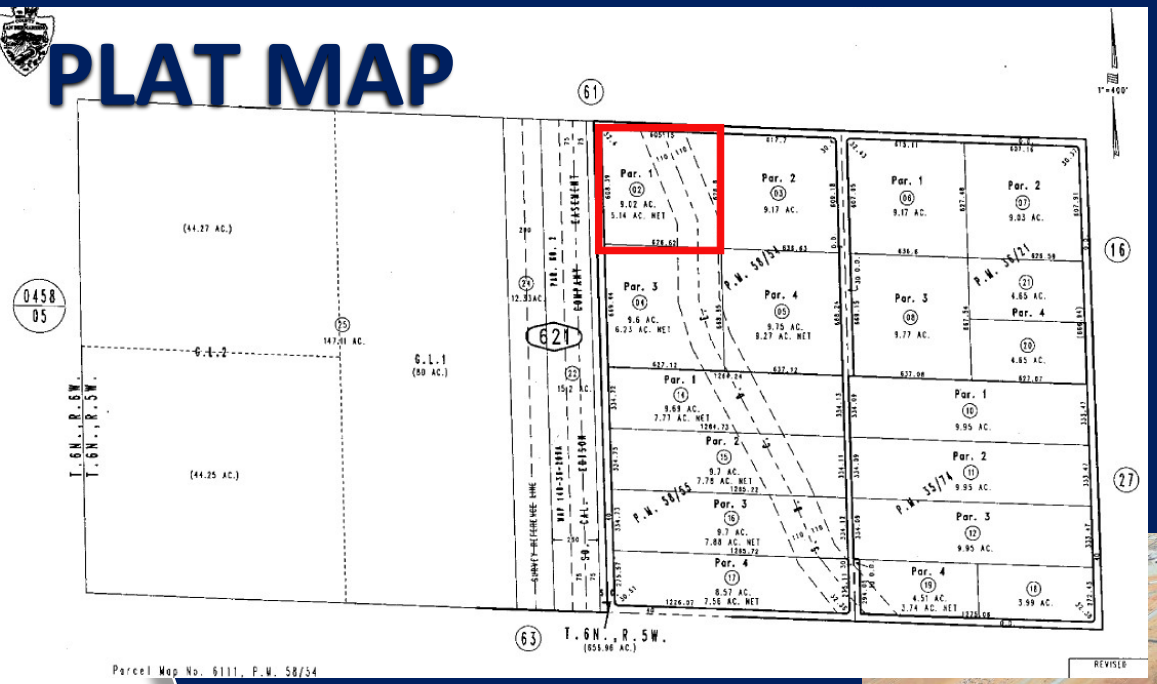




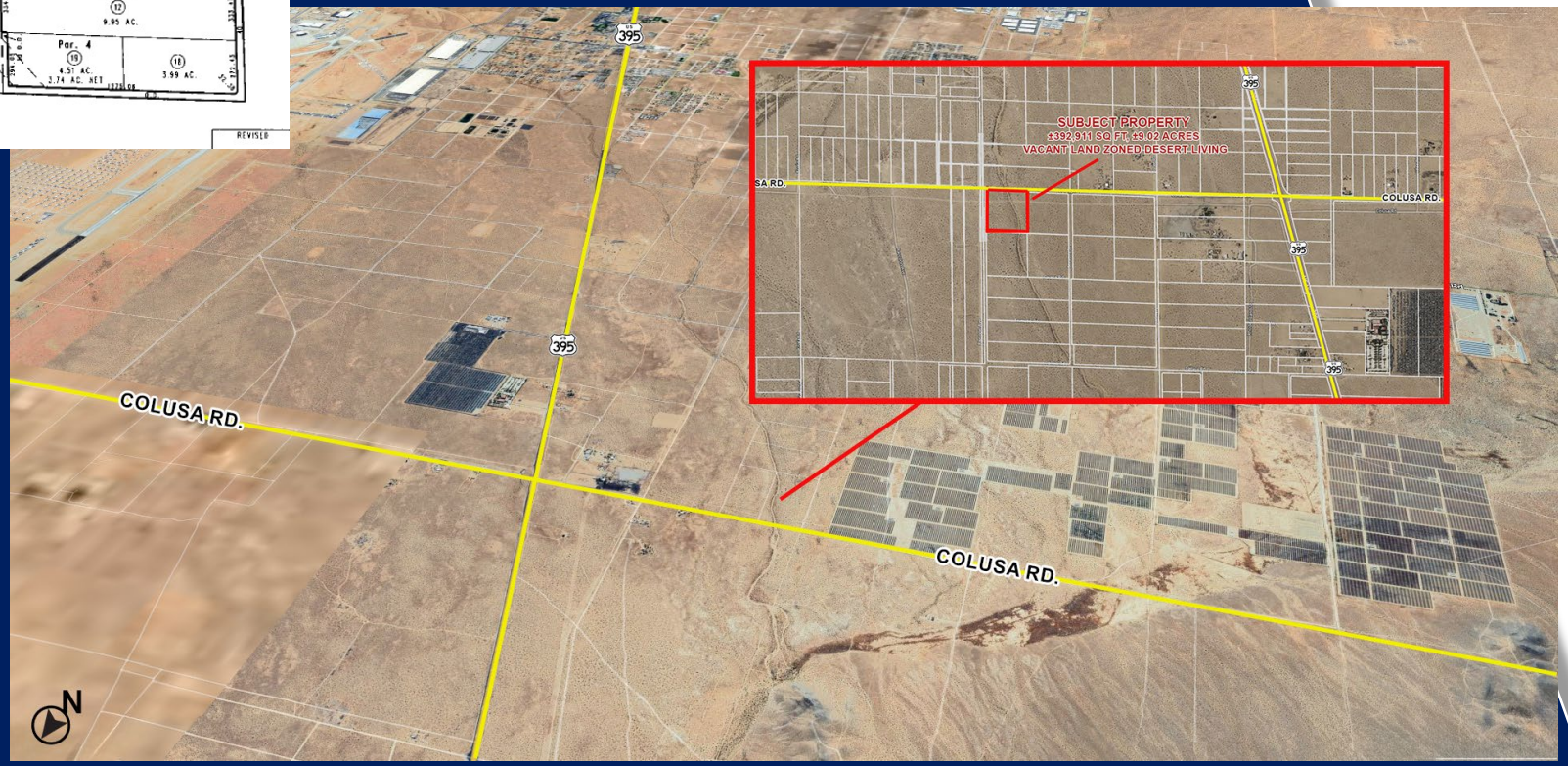
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PLAT MAP

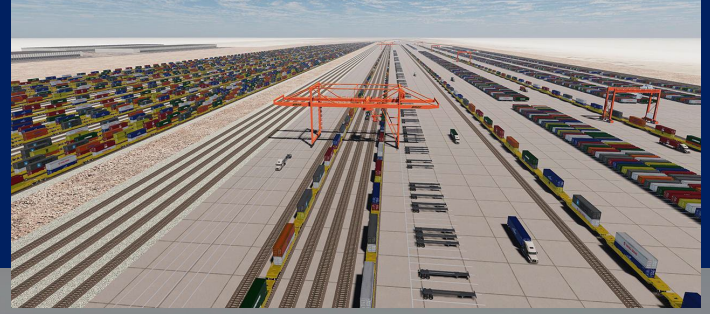


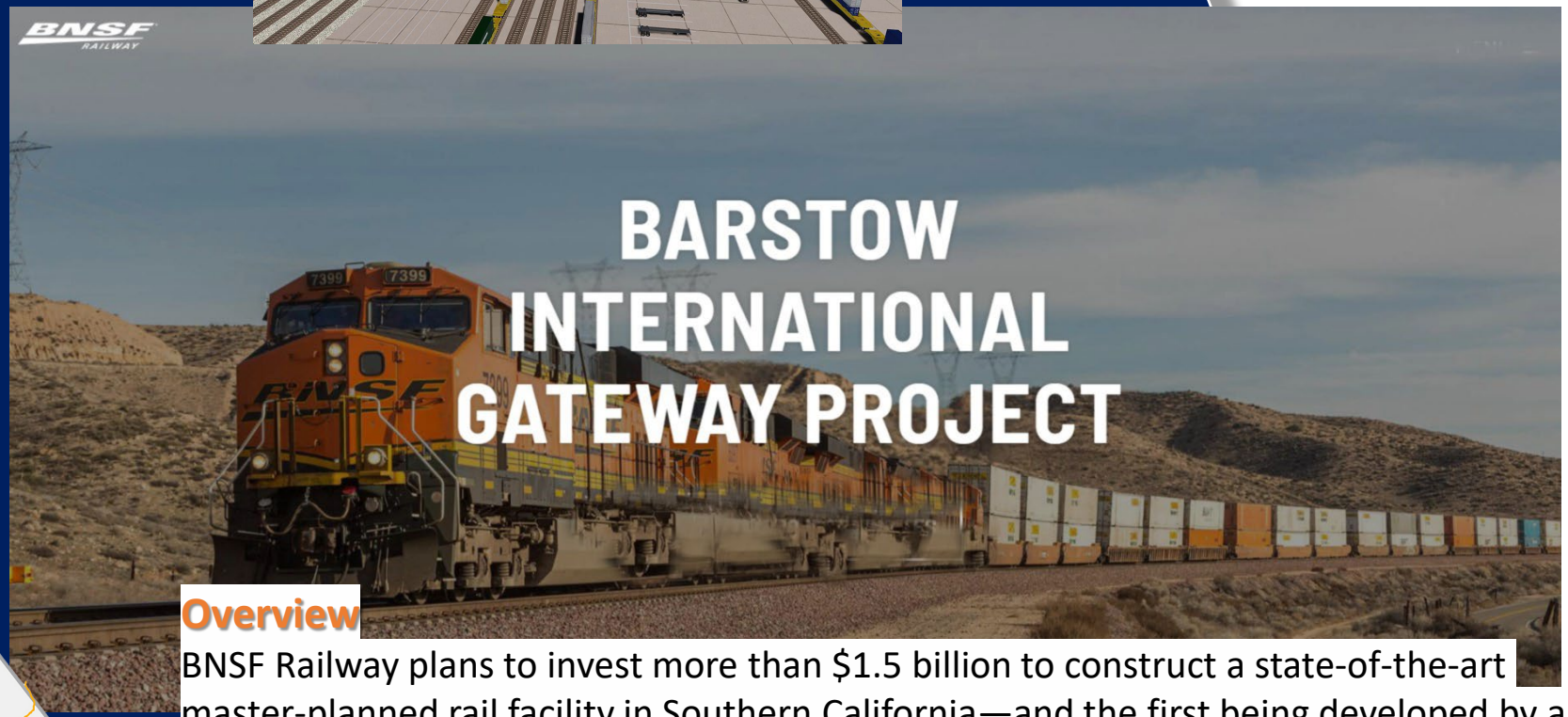
Parcel Map No. 6111, P.M. 58/54



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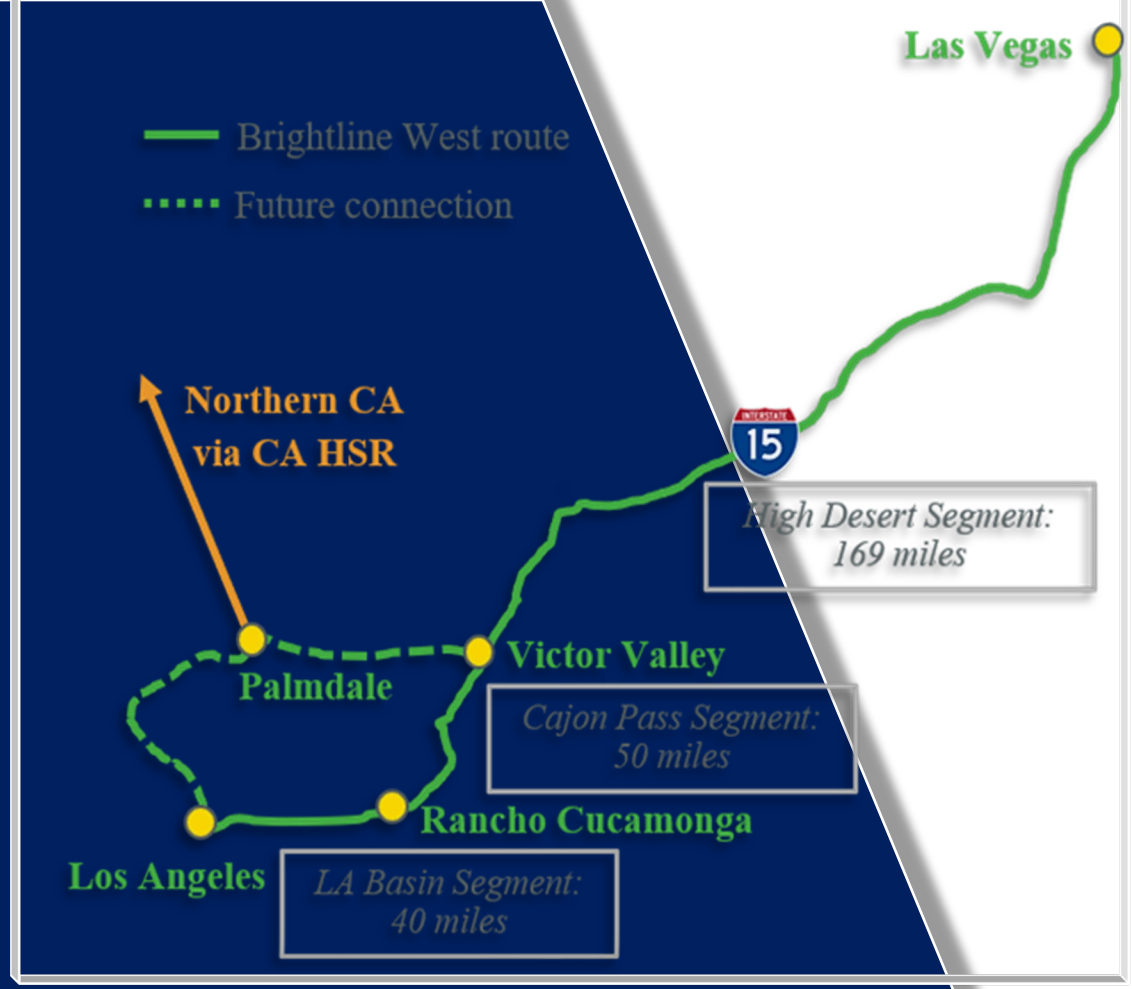


Overview

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.

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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.

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