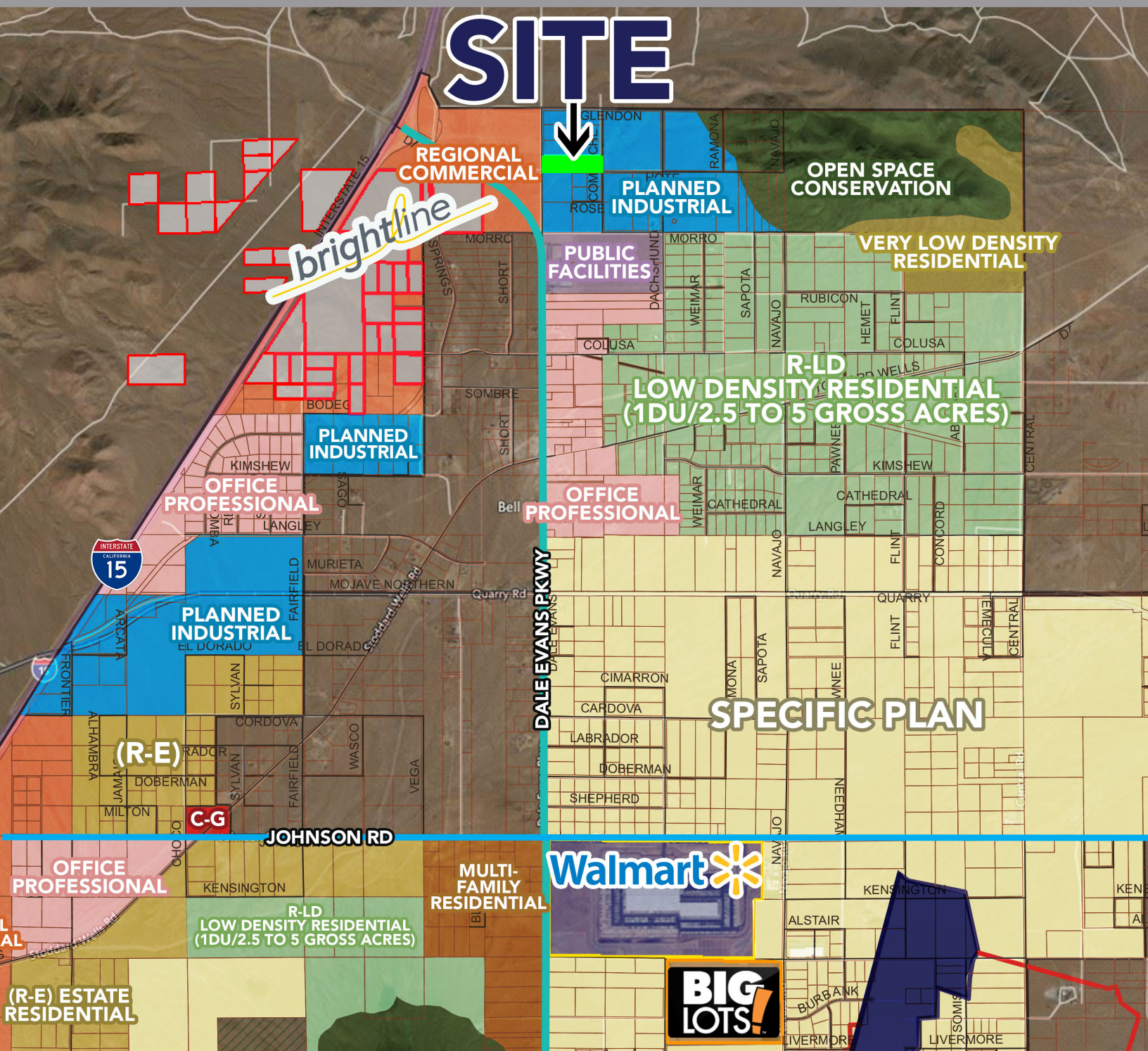


±9.2 AC on Bell Mountain Rd
INDUSTRIAL | APPLE VALLEY, CA



RENEE BECK



760.954.4321 • RBeck@Kurschgroup.com
BRE #01347285 Corporate BRE # 01896143

12180 Ridgcrest Rd, Suite 232, Victorville, CA 92395
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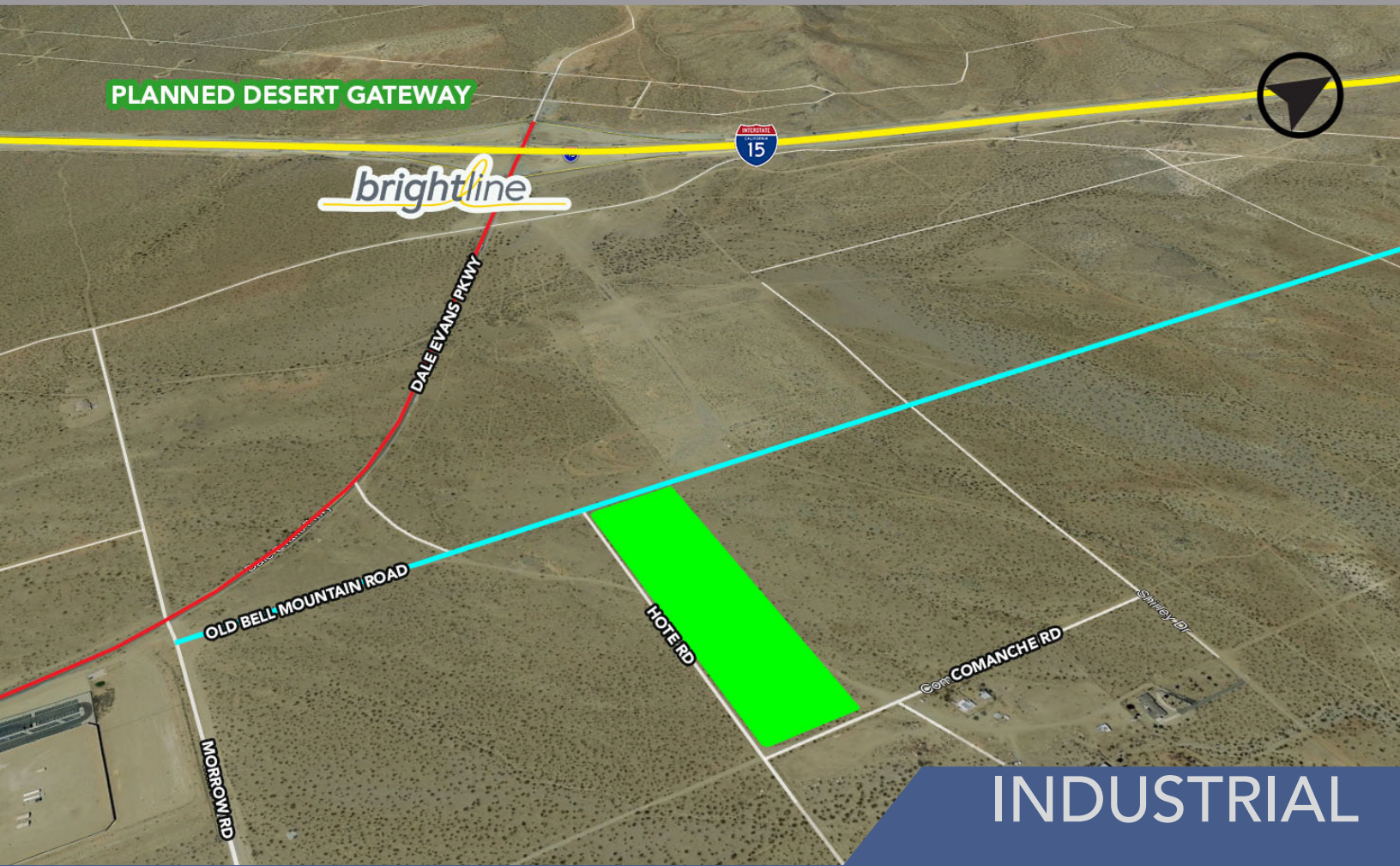
For Sale

APN: 0463-011-27

OFFERING

±9.2 Acres

\$322,000



INDUSTRIAL

**CLICK HERE
FOR
DIRECTIONS**

- Visible from I-15 - Just North of Dale Evans & I-15 Interchange - Average Daily Traffic is 55,000
- Property is One Mile Northeast of the Planned Southern California Station for the High Speed Train to Las Vegas
- Property is North of Apple Valley Industrial Park & 1,250,000 SF Wal-Mart Distribution Center
- Property is North East of the I-15 Intersection Zoned for Regional Commercial

AREA DESCRIPTION: North Apple Valley location Just North of Dale Evans Parkway and North East of Interstate 15 Interchange is zoned for Regional Commercial, West exit is the Victorville Specific Plan in the path of future growth.

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For Sale

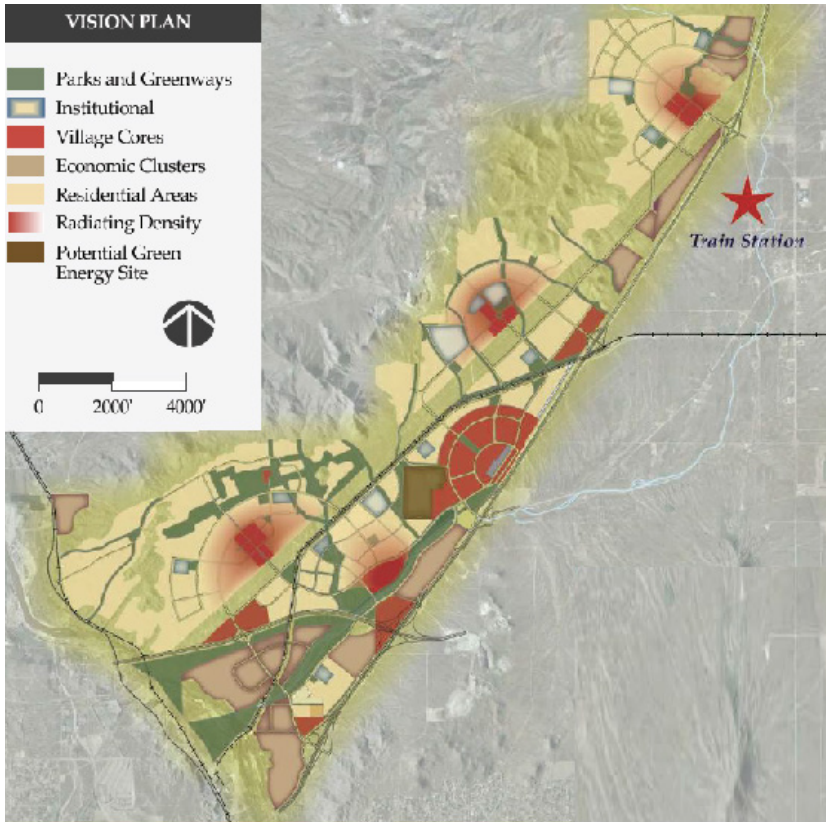
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HIGH SPEED RAIL PROJECT

- Virgin Trains USA (VTUSA) plans to develop a high-speed rail project within a corridor between North Apple Valley & Las Vegas.
- VTUSA is expected to break ground in the third quarter of 2020.
- Approximately 50 train departures per day (45-minute departure schedule). Trips will last 90 minutes or less compared to a 3

hour car ride (longer if traveling during rush hours).

- VTUSA currently controls approximately 300 acres in San Bernardino County near their proposed station site in North Apple Valley.
- The Virgin Train Station and ancillary development will serve as a regional catalyst that will lead to thousands of jobs and new housing.

Housing Development Impact:

- 1,200 Multi-family units in Victorville
- 600 Multi-family units in Apple Valley
- 1,690 Transit Oriented Housing Units within a short distance of Virgin Trains Station.

Economic Impact:

- Over 200,000 construction jobs will be created during construction and 600 permanent jobs per year.
- \$2.66 billion in economic activity for CA
- \$360 million in federal, state and local taxes.
- Improved access to employment for Victor Valley residents
- Serve as a catalyst for increased housing, job creation and economic development

The need for a locally based workforce will lead the advocacy for affordable housing and equitable development along the area, focusing on both housing and employment solutions, as well as local transportation improvements beyond the railroad.



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