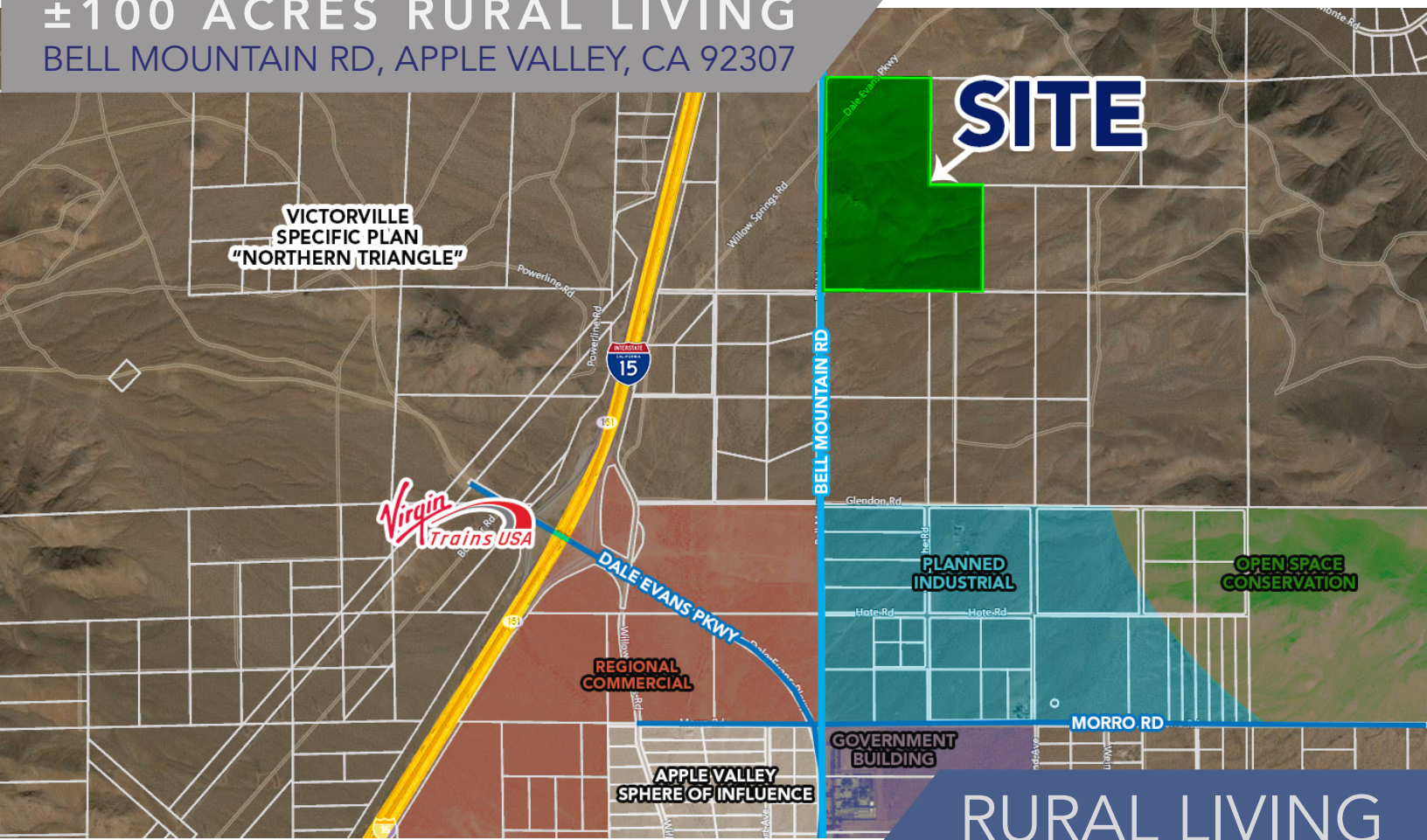


±100 ACRES RURAL LIVING
BELL MOUNTAIN RD, APPLE VALLEY, CA 92307



RURAL LIVING



- 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.

RENEE BECK



For Sale

APN: 0418-111-28

760.983.2598 • RBeck@Kurschgroup.com
BRE #01347285 Corporate BRE # 01896143

OFFERING
±100 Acres

\$999,800

12180 Ridgcrest Rd, Suite 232, Victorville, CA 92395
760.983.2383 • Contact@kurschgroup.com • Kurschgroup.com



- The ±100 Acre site is located near the I-15 Freeway in the unincorporated area of San Bernardino County approximately ½ miles north of the Town of Apple Valley’s city limits.
- The property is currently zoned Rural Residential. (Buyer to Confirm)
- The property is in the Sphere of Influence of the Town of Apple Valley. Any land use change would have to be approved by the Town as well as the County. Prior discussions with both the Town and the County indicated industrial use would be acceptable. Solar is also a possibility. (Buyer to Verify)
- Site is north of the 5,500 Acre Apple Valley Industrial Park and the 1,250,000 SF Walmart Distribution Center and the 1,300,000 SF Big Lots Distribution Center.

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- Virgin Trains USA has taken on the high-speed train connecting Southern California to Las Vegas.
- Construction on the high-speed train between Las Vegas and Apple Valley is expected to start early next year (2020) if all the bonds are approved by February.
- The construction will first begin in California; \$3.25 billion in bonds was recently approved for the project.
- The tract is to be constructed in the median between the north and southbound sides of Interstate 15.
- The station is to be constructed at Dale Evans Pkwy and extend west at Palmdale.
- The train is set to operate every 45 minutes, with a total one way trip being only 90 minutes.
- The trains are fully electric and expected to be faster than its diesel electric counterpart that resides in Florida and reaches 180 miles per hour.
- With the electric train, 300 metric tons of carbon will be removed.
- Construction is expected to take three years and cost \$4.8 billion
- 13 thousand jobs are expected to be created during the construction of the train and 100s of ongoing jobs once the station is fully operational.
- Virgin Trains USA is here to reinvent train travel in America. The whole idea behind the high speed train is "To close to fly, and too far to drive"
- Virgin has designed everything with the customer experience in mind; enjoyable, comfortable, and productive.
- Stations are expected to be partnered with multiple other transit options to help the customer reach their destination. They will partner with local transit, Lyft, they will have rent a car at both stations, ride share bikes and scooters.
- Virgin Transit systems are magnets for economic development, with business setting up shop and immediately thriving.
- Virgin expects to set up housing and apartments around the Apple Valley station

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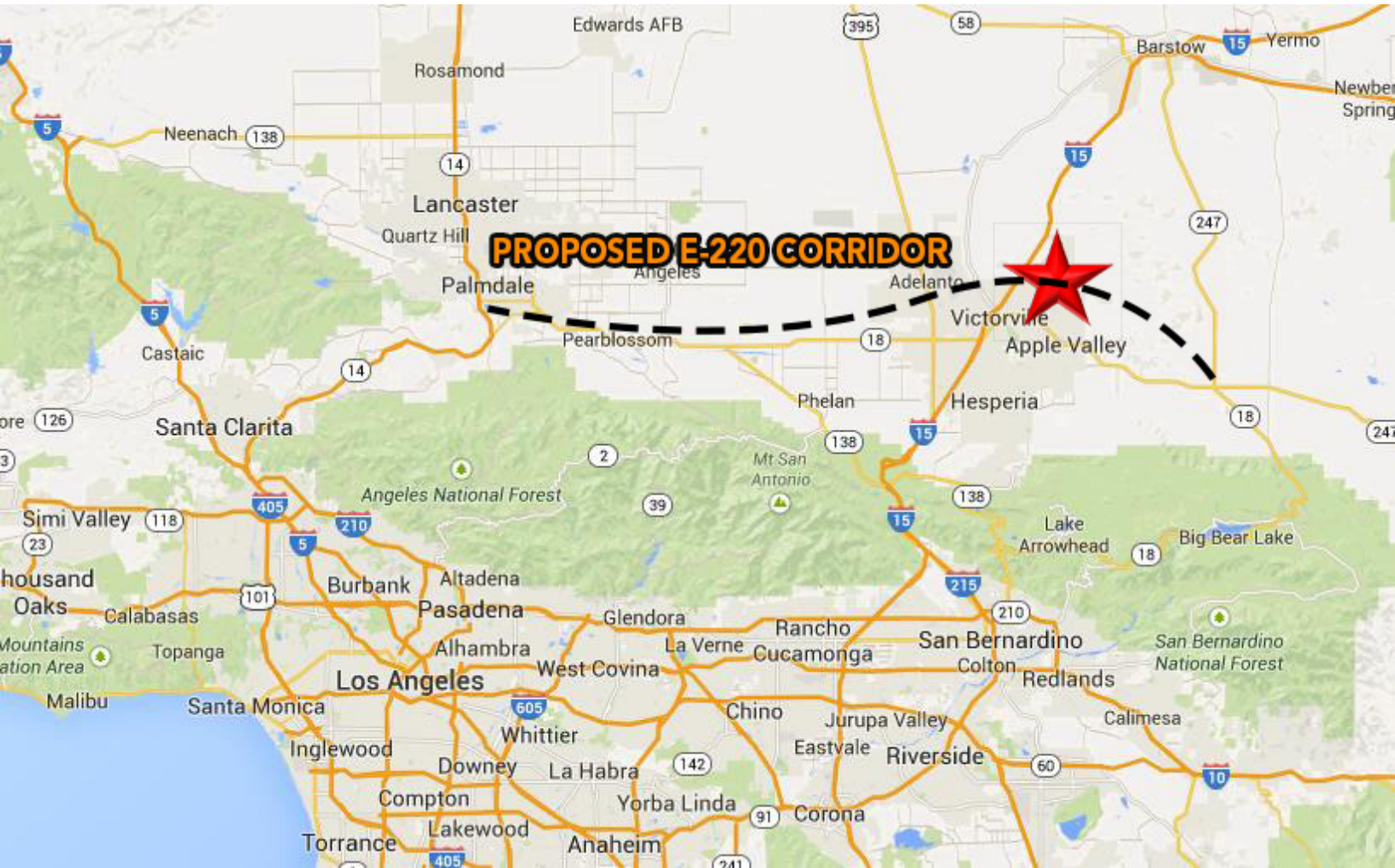
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- The population of Southern California is greater than 22 million; and it is increasing at approximately 200,000 per year. Over the last 3 year the employment growth rate for the Inland Empire was substantially higher than Texas.
- Most of this population and population growth has been within the Los Angeles Basin.
- Land for Single Family development in the Los Angeles Basin is becoming scarce and very expensive.
- Within the next decade, the High Desert, which includes the Victorville and Palmdale areas, is expected to provide much of the affordable land for Single Family Residential development in Southern California.
- This is expected to accelerate the growth of population and industrial development in the High Desert in the next decade

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