

EXCLUSIVE SALE MEMORANDUM

Adelanto Rd & Violet Rd.
Adelanto, Ca. 92301





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SITE SUMMARY

ADDRESS

Adelanto Rd & Violet Rd.

PROPERTY OVERVIEW

Southeast corner of Adelanto Rd & Violet Rd. Zoned MI (Manufacturing / Industrial). The subject site, 1.35 Acres, APN 0459-461-72 - is a partially improved parcel, paved and fenced. The western border is landscaped with drought tolerant trees and shrubs. The Site is located approx. 1,600 linear feet east of Highway 395, a primary north-south corridor linking I-15 & SR-58, used extensively by transport and recreational travelers alike. The average daily traffic on Highway 395 exceeds 40,900 during peak months, providing significant potential exposure for a land buyer. The zoning of this property is within the cannabis overlay zone and dispensary zone. Truck parking may conditionally be a possibility here – please check with the City of Adelanto Zoning Department.

MUNICIPALITY

City of Adelanto | County of San Bernardino

ZONING

MI (Manufacturing / Industrial)

APN

0459-461-72

ASKING PRICE FOR SALE

\$599,000

AERIAL



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.



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