



RYAN TRAVIS

760.983.2594 RTravis@KurschGroup.com

BRE # 01358790 Corporate BRE # 01896143

12180 Ridgcrest Rd, Suite 232, Victorville, CA 92395

760.983.2383 • Contact@kurschgroup.com • Kurschgroup.com



ADDRESS

90th Street East & East Avenue R
Sun Village, CA 93543

PROPERTY OVERVIEW

SIGNALIZED CORNER!!! Two (2) parcels of vacant land comprised together to total ± 17.55 ac situated at the southwest corner of 90th Street East & East Avenue R in the unincorporated community of Sun Village east of Palmdale within Los Angeles County. Sun Village connects with the communities of Littlerock and Lake Los Angeles and is often referred to as The Antelope Valley Area. This land is just half a mile south of E Palmdale Blvd across the street from Jackie Robinson Park. Hwy 138 is roughly 1.7 miles south of this site. Zoning is currently A-1 (Light Agricultural) and designated as RL1 (Rural Land 1). Both parcels are adjacent to M-2/M-1.5 parcels to the south, and in proximity to Rural Commercial Zone to the east, with this said there may be potential for a rezone. Excellent opportunity to invest in an up-and-coming community.

APN:

3042-022-023 & 025

MUNICIPALITY

Sun Village | County of Los Angeles

ZONING

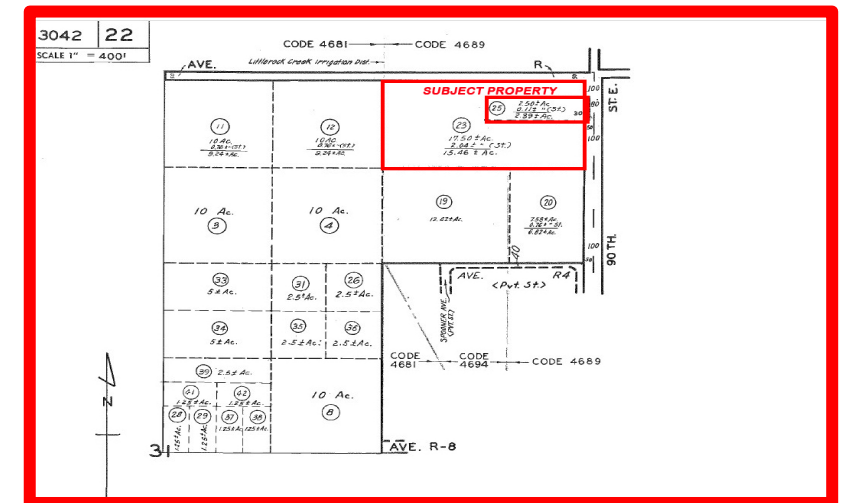
A-1 (Light Agricultural) and
designated as RL1 (Rural Land 1)

SIZE

± 17.55 acres

ASKING PRICE FOR SALE

\$525,000





VIEW TO THE WEST



VIEW TO THE NORTH



This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.



VIEW TO THE SOUTH



VIEW TO THE SOUTHWEST



This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.

CITY OF Sun Village



With nearly 300 days of sunshine a year, Sun Village treats its residents to bright blue daytime skies and majestic mountain backdrops. Because the community maintains a peaceful, spread-out rural footprint with minimal street lighting, the nights undergo a magical transformation. The clear desert air provides a spectacular canopy for stargazing, offering an intimate connection to nature that is rare for Los Angeles County. Located just east of Palmdale and framed by the dramatic San Gabriel Mountains, this scenic suburb offers an appealing escape for those seeking a tranquil, rural pace of life with all the conveniences of the city right next door.



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.



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.