



SITE



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ADDRESS

75th St. W
Mojave, CA 93501

PROPERTY OVERVIEW

2.5ac Kern County 1.37 miles south of Backus Rd 1.56 miles east of Tehachapi Willow Springs Rd in the vicinity of 75th Street West & Highgate in an unincorporated region typically referred to as Mojave just north of Rosamond. The parcel is approx. 6.2 miles west of CA State Route 14. Zoning for this parcel is PL / RS (Platted Lands / Residential Suburban) – a zoning intended to agricultural uses within rural residential areas. Equine and livestock uses are permitted within this region. Peaceful and serene desert landscape in all directions. Excellent entry level land investment. Great opportunity to kick-start your portfolio!

APN:

346-221-58-00-1

MUNICIPALITY

Mojave | County of San Bernardino

ZONING

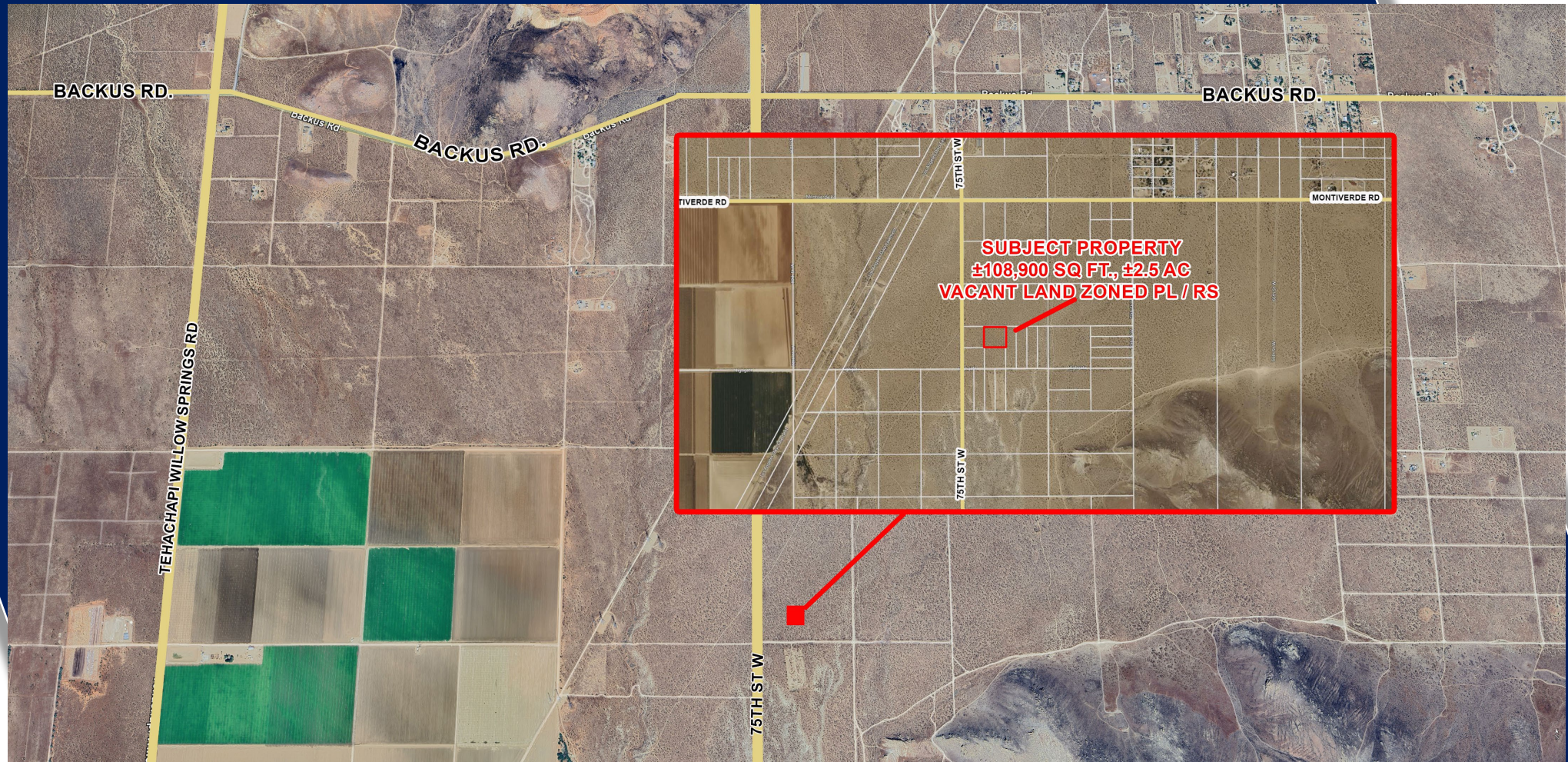
PL / RS

SIZE

±2.5 acres

ASKING PRICE FOR SALE

\$10,000



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346-22

PLAT MAP

E1/2 OF SEC. 28 T. 10 N. R. 13 W.

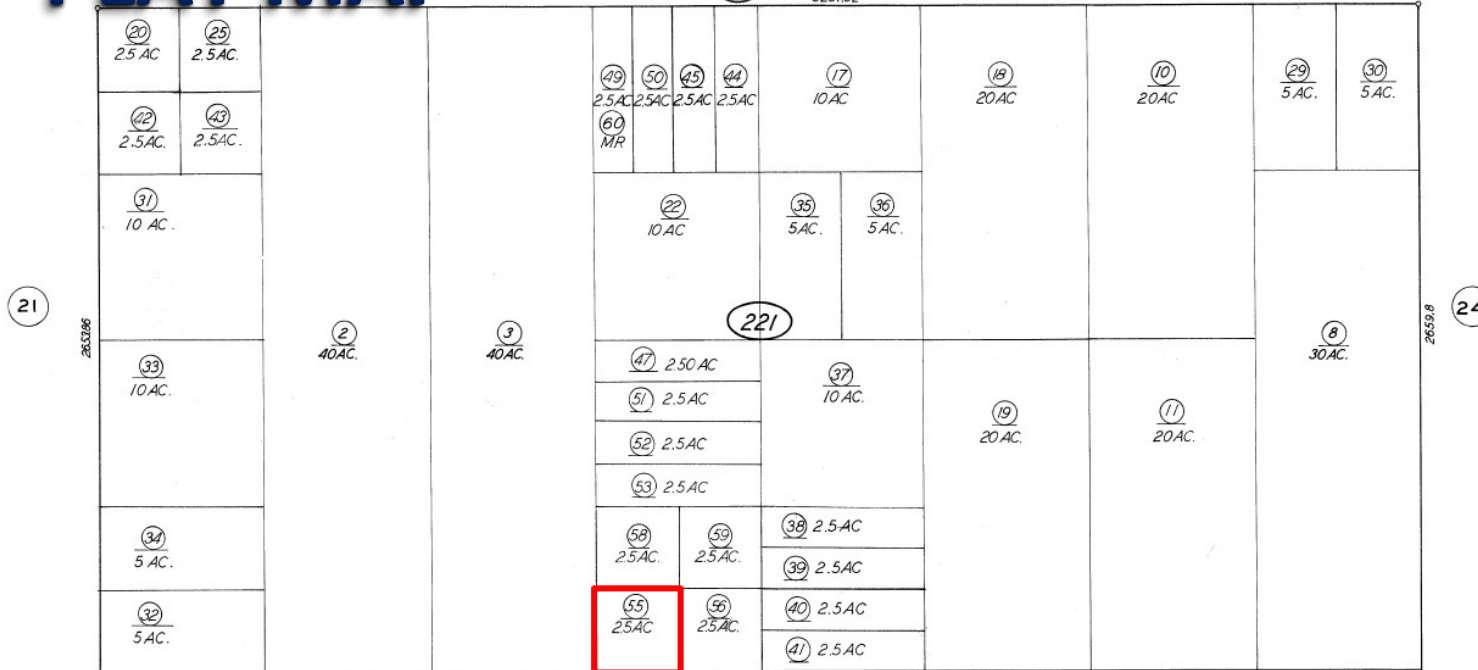
SCHOOL DIST. 119-3

346-22

BK 345

5281.32

1"=400'



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Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 346-22
COUNTY OF KERN

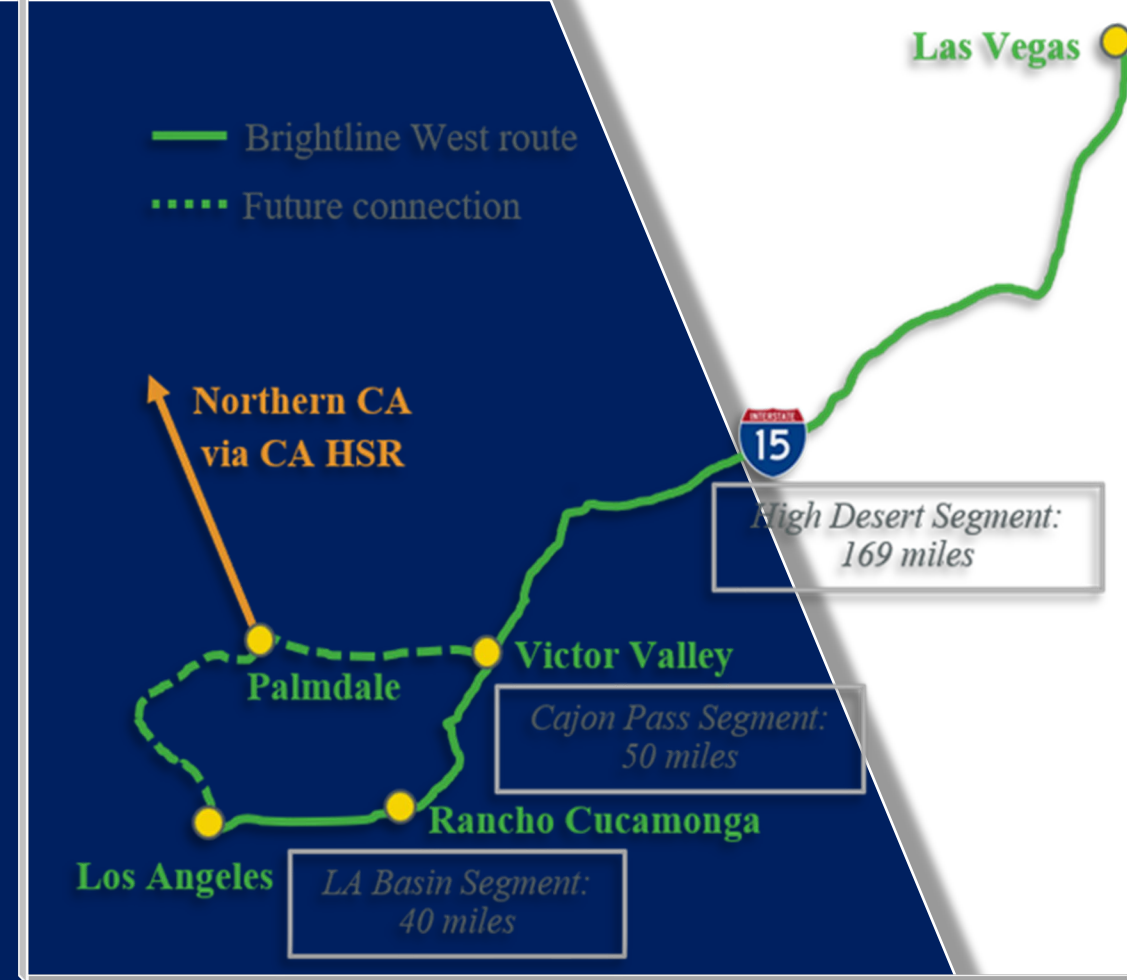




BARSTOW INTERNATIONAL GATEWAY PROJECT

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.



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.