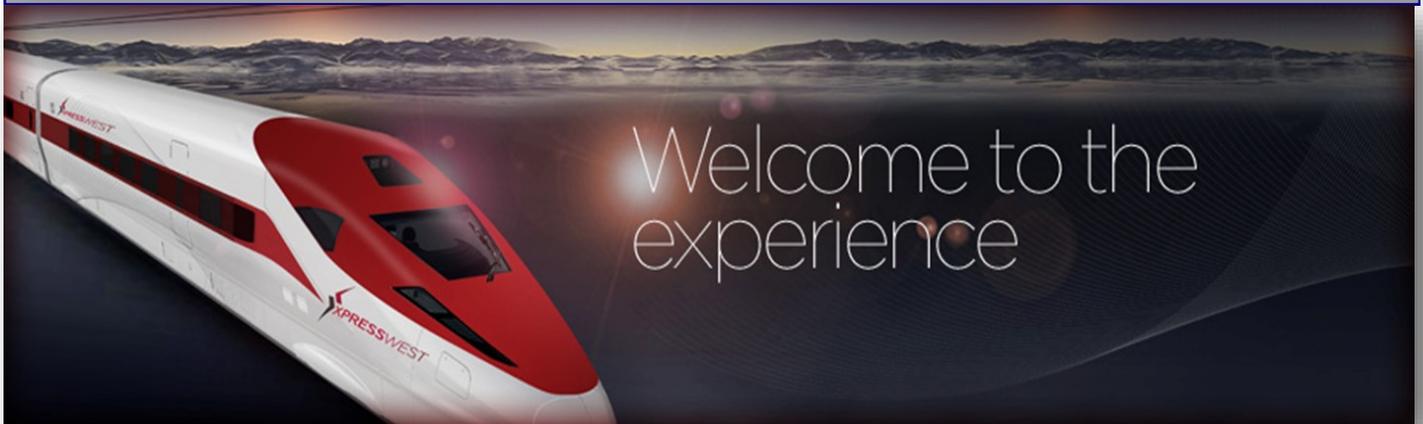
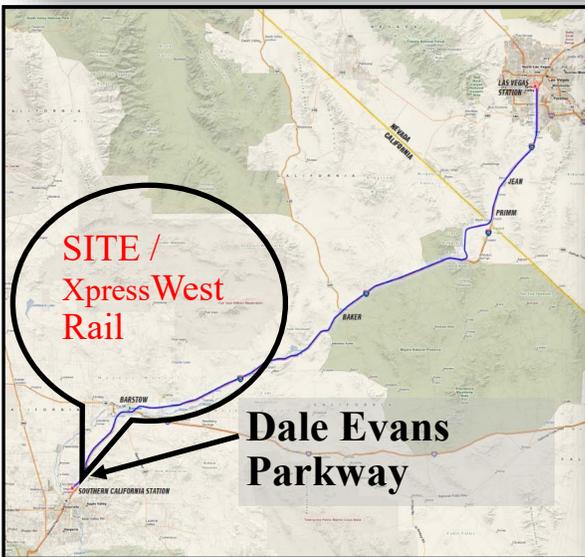


**FULLY ENTITLED / PERMIT READY / COMING SOON**  
**Gateway To Apple Valley**  
 New 10+/-Acre Gas, Food & Lodging Development  
 Located Across from Xpresswest High Speed Train Station



BUILDING DATA	
PAD A - HOTEL	43,000 S.F.
PAD B - DRIVE THRU	5,769 S.F.
PAD C - GAS STATION	3,000 S.F.
PAD D - GAS STATION	3,350 S.F.
PAD E - DRIVE THRU	4,000 S.F.
PAD F - DRIVE THRU	4,200 S.F.
PAD G - RESTAURANT	4,400 S.F.
PAD H - SHOPS	10,261 S.F.
PAD I - DRIVE THRU	2,800 S.F.

**STEENO** BELCO DEVELOPMENT



**FULLY ENTITLED / PERMIT READY / COMING SOON**

**Gateway To Apple Valley**

**New 10+/-Acre Gas, Food & Lodging Development**

**Apple Valley, CA**

**Dale Evans Pkwy & Interstate -15**

**Located Across from Xpresswest High Speed Train Station**



**1 Acre +/- Pads Available / For Sale / Ground Lease / Build-To-Suit**

**Highlights Gateway to Apple Valley**

- Freeway Exposure / Frontage to I-15 in Excess of 66,000 VPD
- Off/On Ramp Location.
- Located At Highly Sought After Freeway Ramp Location on I-15 High Desert Corridor
- Interstate I-15 heavily Traveled with Over 2 Million Vehicles Per Month
- Located 20 Miles South of Barstow/Lenwood, 10 Miles North of Victorville
- Buildable Pads Delivered with all Infrastructure Stub out to Pads
- Conveniently Located Midway Between Southern California and Las Vegas, Nevada
- Located across from Xpress West High Speed Rail, Connecting Southern California to Las Vegas. [www.xpresswest.com](http://www.xpresswest.com)



**BDI**  
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DEVELOPMENT & INVESTMENTS

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Belco Development & Investments, Inc. assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Belco and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice to the other.

# **GATEWAY TO APPLE VALLEY**

## **Gateway To Apple Valley**

Site consists of 10 acre development at the North East Corner of Dale Evans Parkway and Interstate -15 located in Apple Valley. Site offers freeway frontage, exceptional exposure to highly traveled I-15 Freeway to both North-bound and southbound traveler, on/off ramp located, position strategically to capture all traffic on the I-15. Project will offer eight 1 acre pads & one 2 acre pad designated for hotel, (multi-tenant, gas/convenience store, sit-down restaurant, QSR and lodging available for sale, ground lease or build-to-suit. All pads will have infrastructure stubbed out ready for development. Interstate 15 runs North and South with traffic counts in excess of 66,000 ADT. Site is located approximately 1 mile from the newly built 1.34 million square foot Wal-Mart Distribution Center, which has over 1000 employees and 600 trucks passing site each day.

## **Apple Valley**

Apple Valley, California approximately 90 miles northeast of downtown Los Angeles, in California' s High Desert. Apple Valley is one of four cities that comprise the Victor Valley, which has a population of approximately 382,000. The Victor Valley has experienced steady growth since settled in the early twentieth century. Population in the past fifteen years alone has doubled and is expected to surpass 1,000,000 by 2030. After New Orleans, the Victor Valley experienced the highest population increase in, 2008, of any metropolitan area in the United States, a time when California had an overall decrease in population. The primary driver of growth in the Valley is affordable housing for the Inland Empire and Los Angeles basin.

## **Interstate I-15**

Interstate 15 (I-15) is a major Interstate Highway in the western United States. It is the eleventh longest Interstate Highway, and is the fourth longest North–South Interstate Highway in the United States. I-15 begins near the Mexican border in San Diego County and stretches north to the Canadian border, passing through the states of California, Nevada, Arizona, Utah, Idaho, and Montana. I-15 is seeing more commuter traffic due to the growth of the Mojave Desert communities of Hesperia and Barstow. I-15 has recently been upgraded to increase capacity. Due to this rapid area growth, the I-15 corridor is the focus of several mass transit projects. Interstate 15 has experienced rapid growth and will continue to do so.

### Apple Valley / High Desert

Site is located in the Desert Gateway Specific Plan which is anticipated to become one of the heaviest growths in the high desert. Gateway to Apple Valley is located across from the planned Xpresswest High Speed Rail station that would travel from Apple Valley to Las Vegas in 80 minutes at speeds of 150 mph. The Federal Government has announced that the project is approved. Just south of development is the Wal-Mart distribution center, along with a approved 1.3 million square foot Big Lots distribution center. Watson Land has plans to start construction on the first 1,847,530 sq ft green LEED building next to Wal-Mart. This will be the prime industrial area for the High Desert due to the easy access to I-15, the rail and the airport. Strata Equity also has plans to construct a large residential development just south of this property along the proposed E-220 corridor that would connect Apple Valley with Palmdale.

### NORTH POINTE

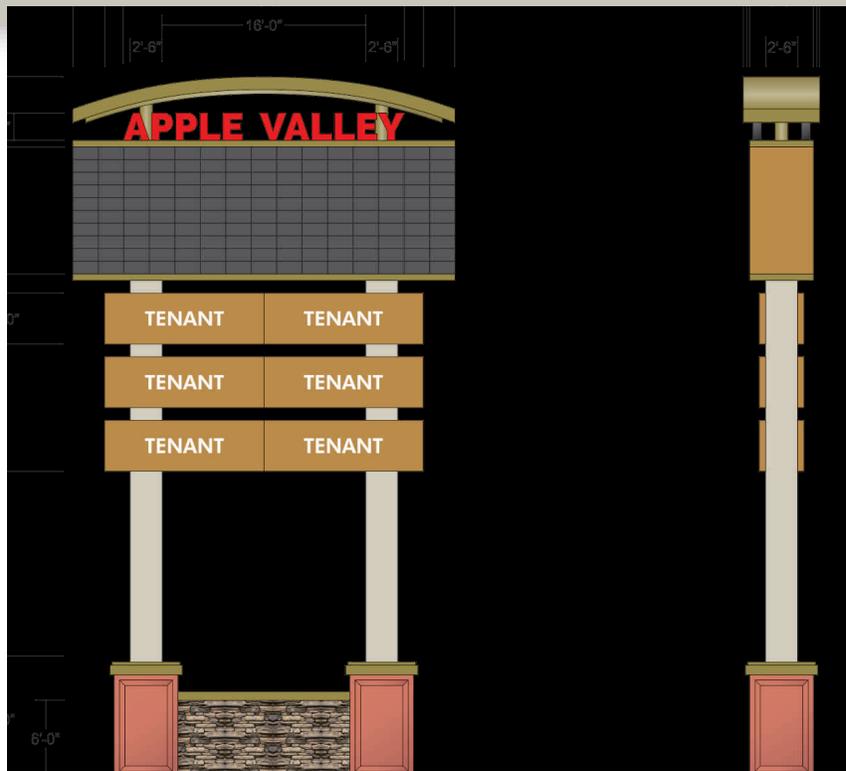
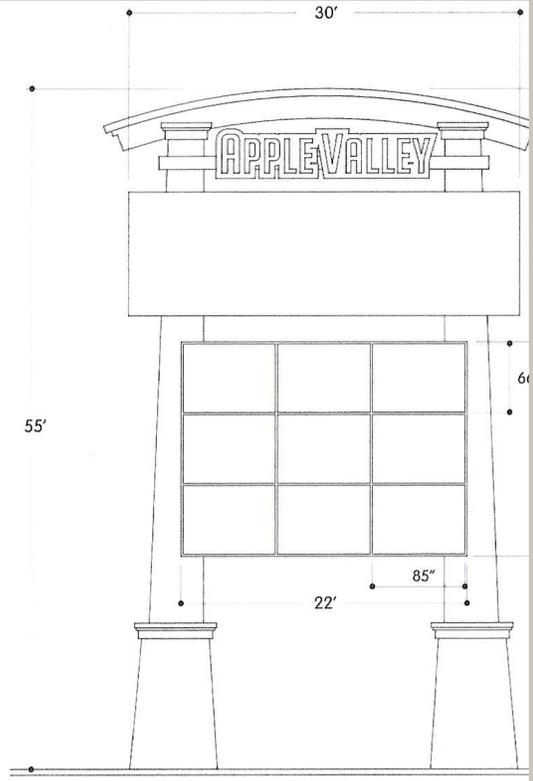
North Pointe development is an approved and adopted specific plan by the Town of Apple Valley for a community of 518 homes, 290 apartments with a compliment of parks and 46 acres of commercial land set aside to support the residents and surrounding developments. In addition, the North Pointe development has specified 25 acres of freeway right-of-way access that straddles the commercial zone outlined in the specific plan. North Pointe is centrally located in the Golden Triangle, an area the Town of Apple Valley and neighboring City of Victorville have identified as their primary focus for future growth. Both cities have recently amended their general plans specifically to address zoning and infrastructure for the Golden Triangle.

### Bridle Path Estates: Apple Valley, CA

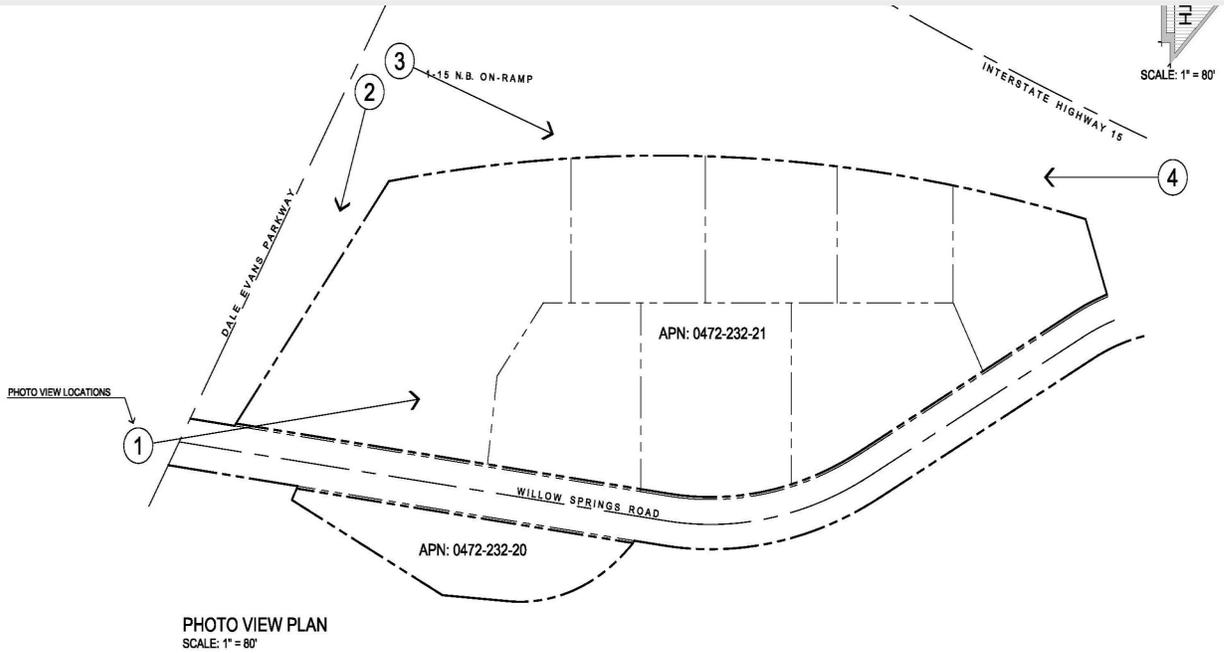
Bridle Path Estate an 660-acres master-planned residential community of 750 homes, 200 multi-family units

# GATEWAY TO APPLE VALLEY

## Conceptual Signage



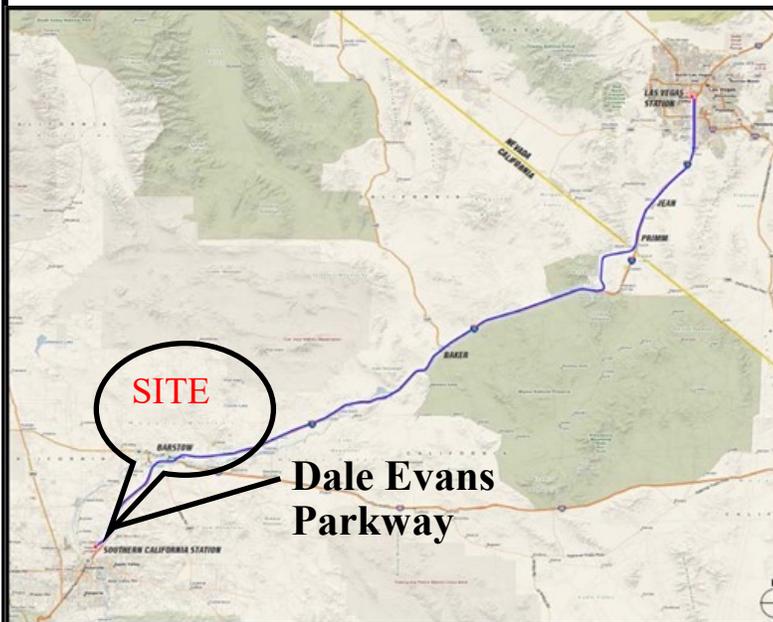
# GATEWAY TO APPLE VALLEY SITE PLAN



# XPRESS WEST HIGH SPEED RAIL

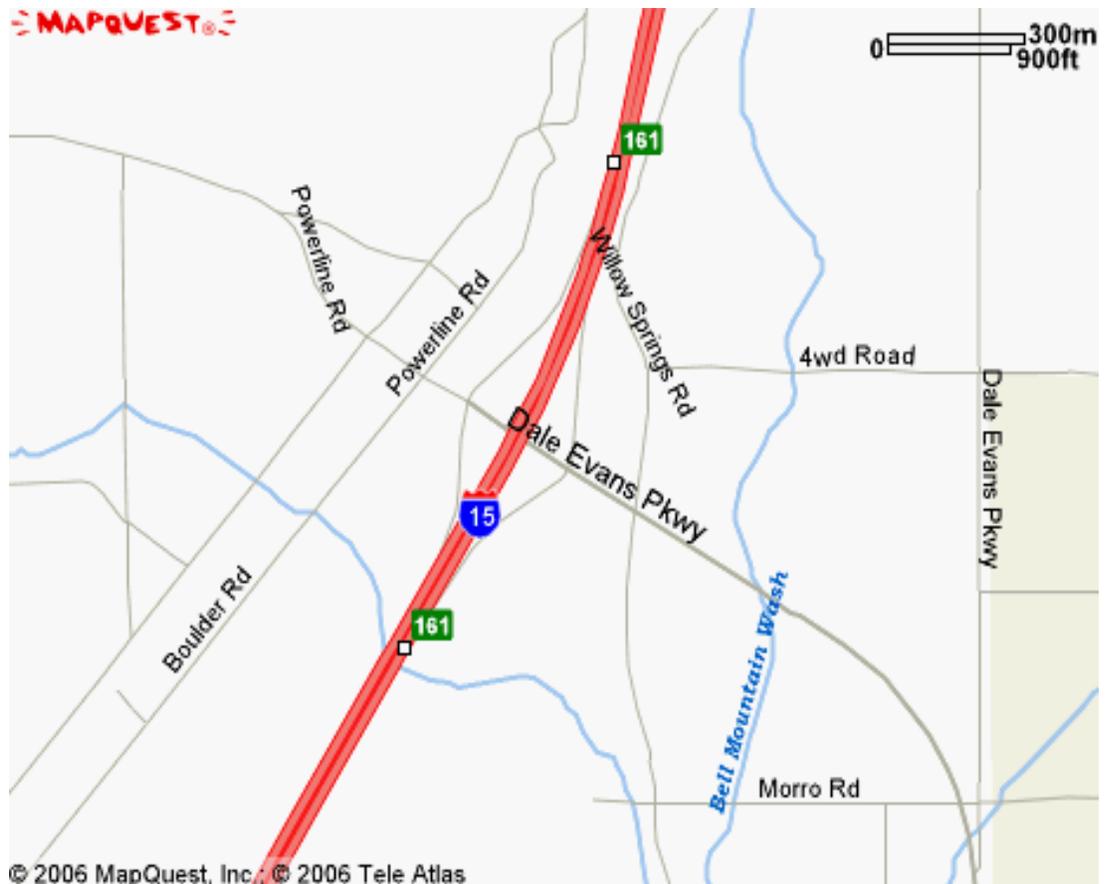
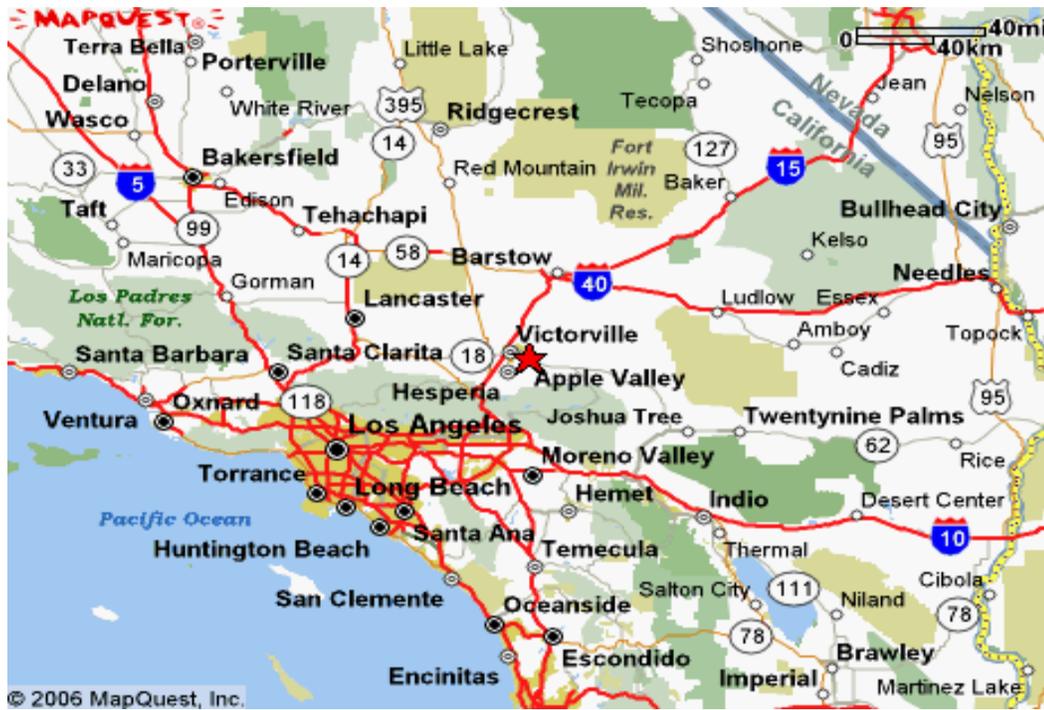
XpressWest is a Federally authorized high speed passenger railroad that connects Las Vegas with Southern California. XpressWest rail, fully electric high speed trains would make the trip along the I-15 corridor to Las Vegas at speeds in excess of 150 MPH with trains leaving every 20 minutes during peak travel times. XpressWest will provide a reliable, sustainable, efficient, and safe mobility alternative to driving on the I-15 and link Las Vegas to Southern California. XpressWest will initially be built on exclusive, new double track over approximately 185 miles between Southern California and Las Vegas. Built primarily within or adjacent to the I-15 freeway, XpressWest will have no at-grade crossings with vehicle or pedestrian.

[www.xpresswest.com](http://www.xpresswest.com)



<http://www.canyon-news.com/high-speed-rail-las-vegas-breaks-ground-2017/65561>

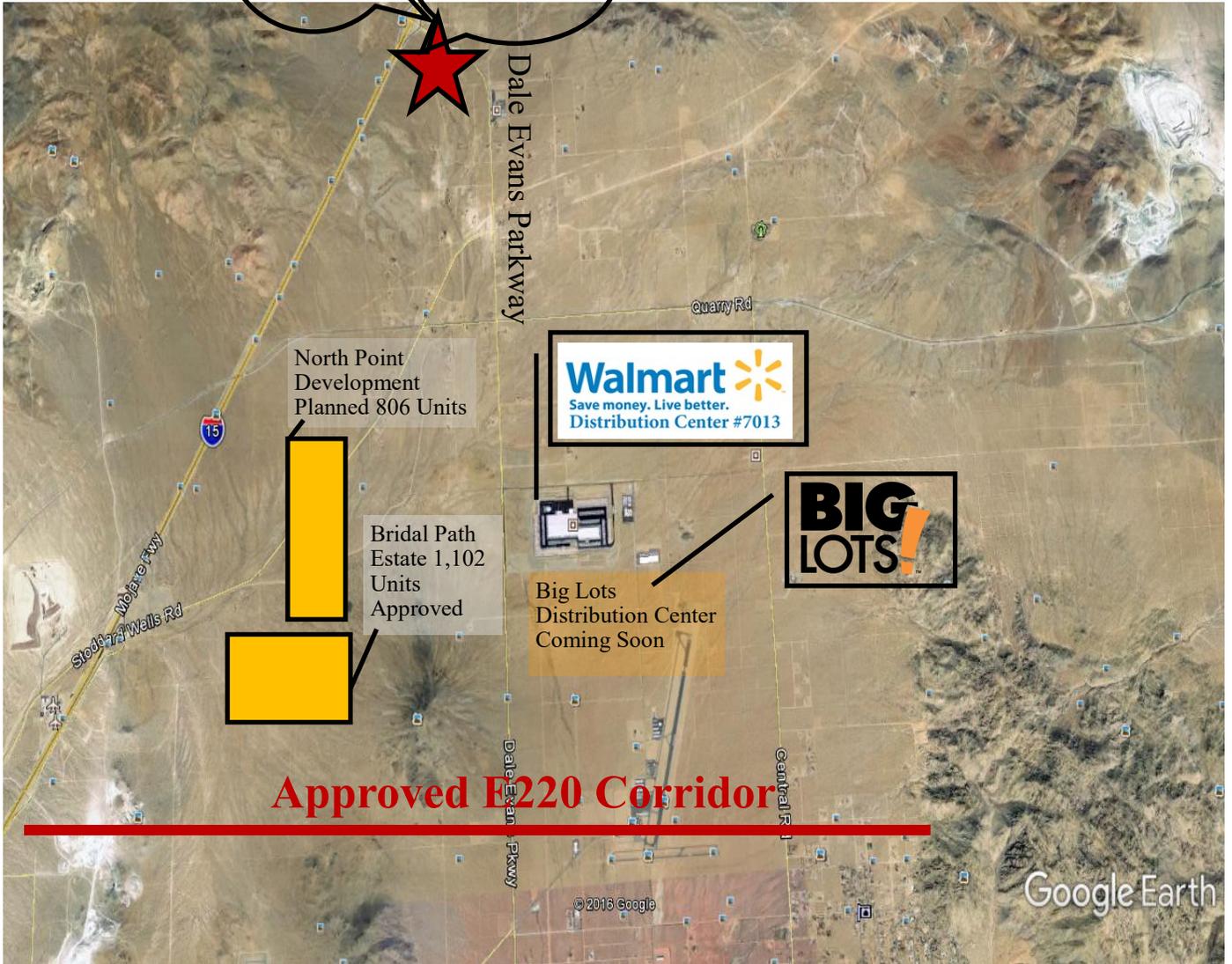
# Maps



# Aerial

XpressWest Rail

Dale Evans Parkway



North Point Development  
Planned 806 Units



Bridal Path Estate 1,102  
Units  
Approved



**Walmart**   
Save money. Live better.  
Distribution Center #7013



**BIG  
LOTS!**

Big Lots  
Distribution Center  
Coming Soon

**Approved E220 Corridor**



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