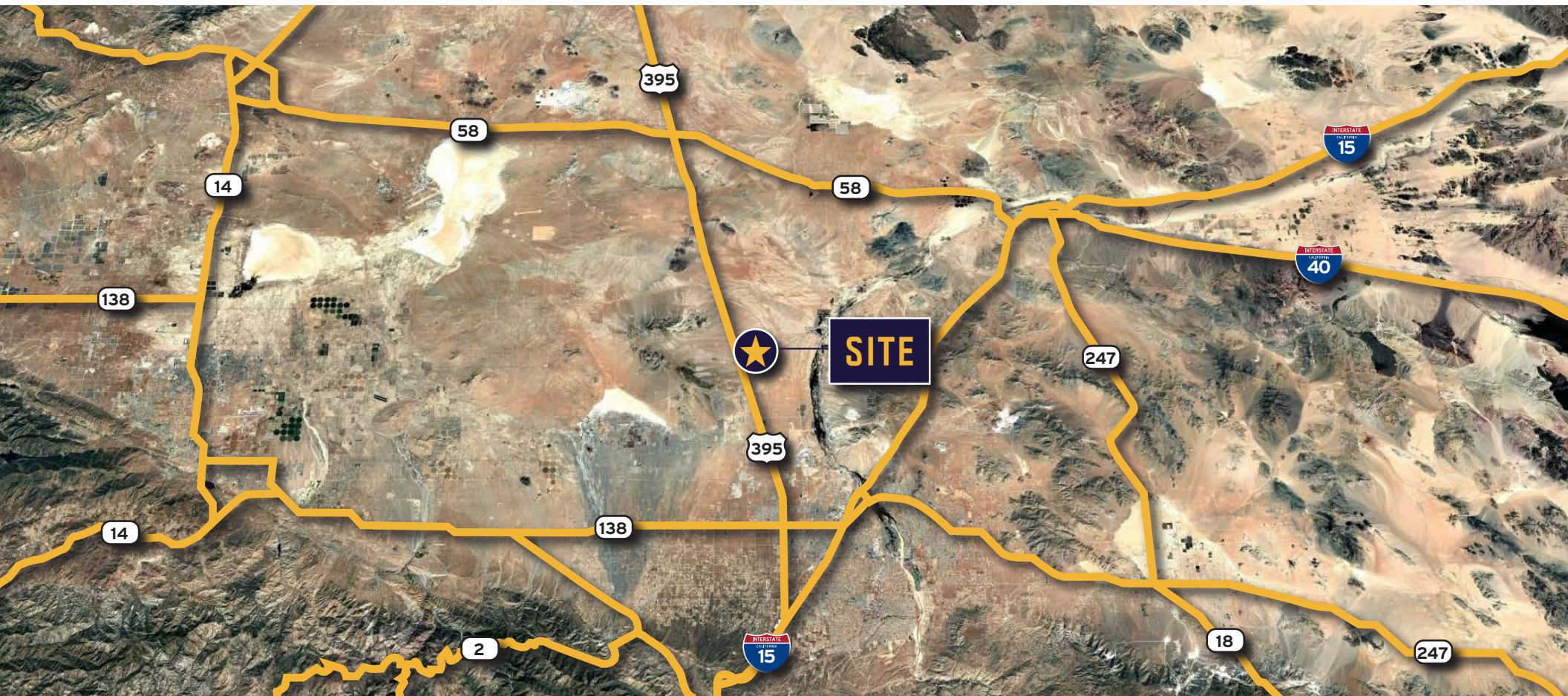


HIDEOUT ROAD LAND

CONFIDENTIAL OFFERING MEMORANDUM

±473 ACRES FRONTING US-395
ADELANTO, CA



HECTOR VARGAS

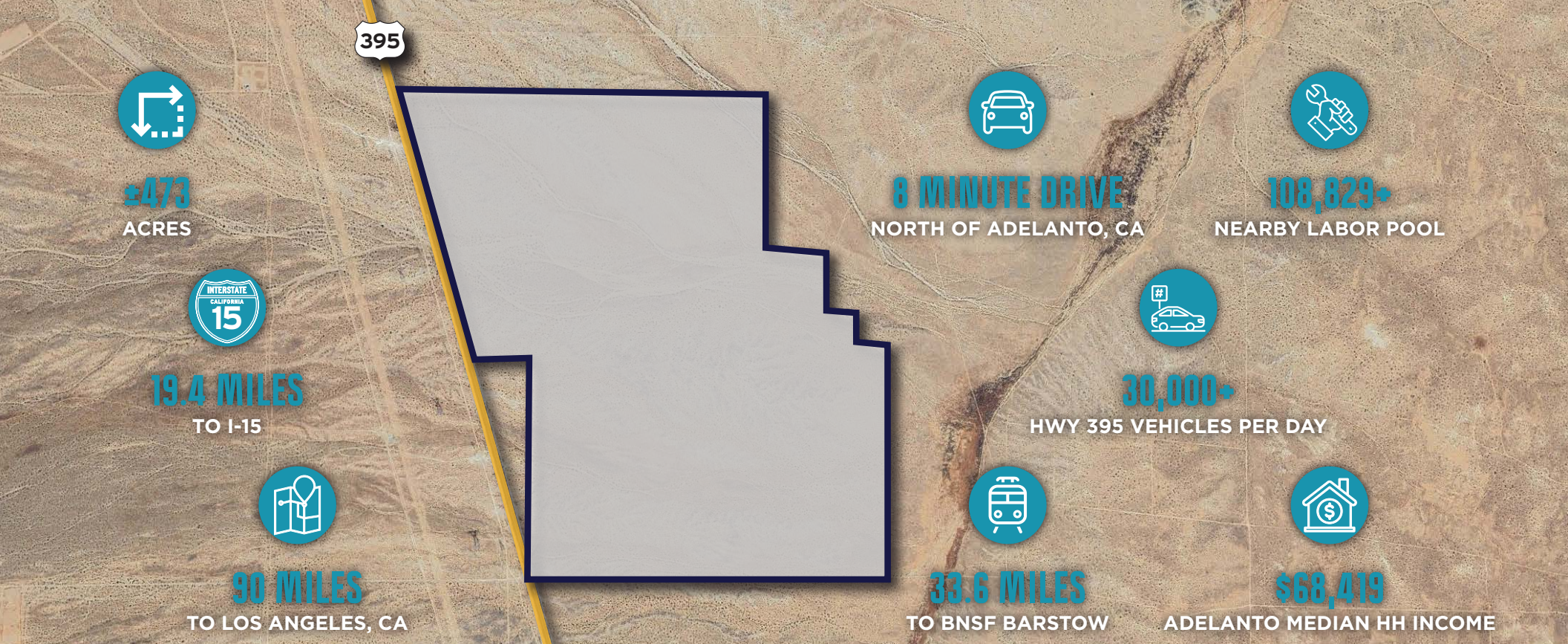
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SITE OVERVIEW

This ±473 Acre parcel is strategically located along the highly trafficked U.S. Route 395, offering excellent frontage and direct access to a key north-south transportation corridor in the region, offering convenient access for transportation and logistics. The property spans a substantial footprint within Northern Adelanto, providing a blank canvas for large-scale development opportunities such as logistics, industrial, renewable energy, or commercial projects.

Clear and secure boundaries define the site, and it features relatively flat topography, which is ideal for efficient site planning and construction. Surrounding infrastructure is minimal, allowing for flexible design potential while maintaining proximity to critical roadway access. With strong visibility from the highway, scalable land use options, and a strategic logistical position, this parcel presents a rare opportunity for forward-thinking investors and developers.

PROJECT DATA

APNs	0460-062-21 0460-062-24 0460-062-30
SITE ADDRESS	Hwy 395, Adelanto, CA San Bernardino County
SITE AREA	20,633,787 SF 473.69 Acres

DEVELOPMENT STANDARDS

ZONING	RL (Rural Living)
PROPOSED REZONING	IR (Regional Industrial)
MAX FAR	.55/1
MAX COVERAGE	85%

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CONTACT INFO

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