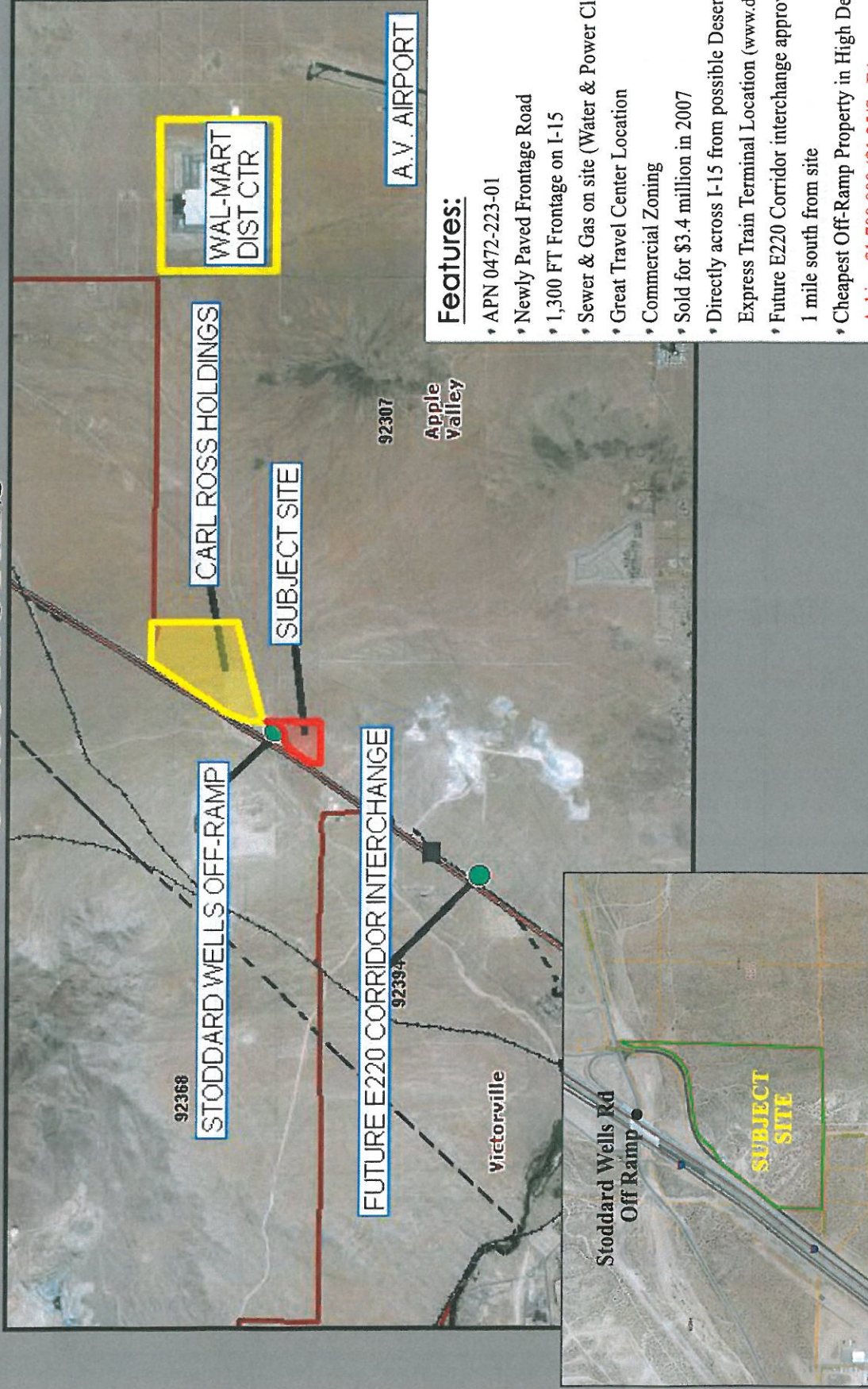


AVAILABLE FOR SALE 31.55 ACRES



Features:

- APN 0472-223-01
- Newly Paved Frontage Road
- 1,300 FT Frontage on I-15
- Sewer & Gas on site (Water & Power Close)
- Great Travel Center Location
- Commercial Zoning
- Sold for \$3.4 million in 2007
- Directly across I-15 from possible Desert Express Train Terminal Location (www.desertxpress.com)
- Future E220 Corridor interchange approved 1 mile south from site
- Cheapest Off-Ramp Property in High Desert
- **Asking \$1,700,000 (\$1.25/Sq Ft)**

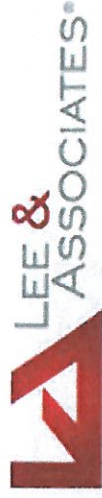
I-15 Off Ramp/Stoddard Wells Rd, Apple Valley CA

For Further Information, Please Contact:

MICHAEL HARRISON
Lic. # 01433329

909.373.2944
mharrison@lee-assoc.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale and lease and availability are subject to change or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES
CORPORATE ID #00976995

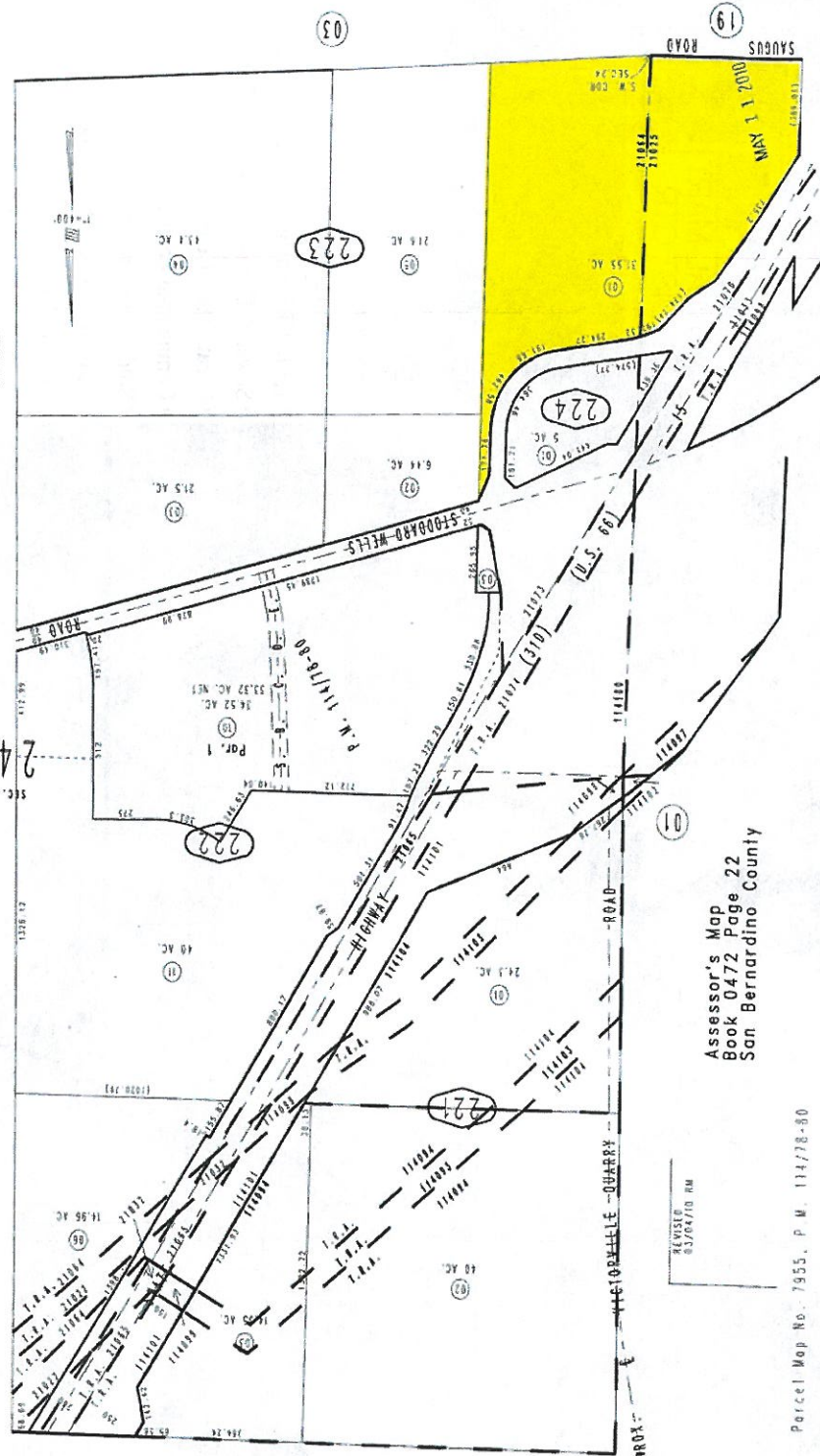
AVAILABLE FOR SALE 31.55 ACRES

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Pln. Sec. 23&24, T.6N., R.4W., S.B.B.&M.

Town of Apple Valley 0472-22
Victor Out
Tax Rate Area
21025 21032 21033 21064
21065 21070 21073 21074
21078 114093 114094 114097
114101



June 2004 Parcel Map No. 7955, P.M. 114778-80

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