



PROPERTY HIGHLIGHTS

- ±455 acres of unimproved industrial land for sale on Delaney Rd in Barstow; APNs: 0421-091-01, 25, 26, 071-33, 34, 35. These 6 parcels are zoned Industrial (I) and approved for a variety of warehousing, logistical, and manufacturing uses. Over 400 contiguous acres with water, sewer, and power available.
- This site is suitable for supportive industrial services to the future intermodal facility or a potential solar farm with proximity to major transmission lines and significant demand for power to the adjacent site. Adjacent are an additional 640 acres of raw land also for sale for an even larger project. The location is 4.9 miles from I-15, 4.5 miles from Highway 58, 9.6 miles from I-40, 37 miles from the Southern California Logistics Airport and 131 miles from the Ports of Los Angeles and Long Beach. Only a half-mile from the site,
- Burlington Northern Santa Fe Railroad (BNSF) recently announced the development of the Barstow International Gateway a 4,500-acre site project with an investment of approximately \$1.5 billion to build a state-of-the-art intermodal facility including a rail yard and warehouses for transloading freight from international to domestic containers. Estimated to break ground in 2025 with a 2-3-year completion timeline, the project intends to reduce highway traffic in the Los Angeles basin and create approximately 20,000 jobs. Buyer to verify all information contained herein. Agent and their representatives are not responsible for the accuracy of these claims.

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DELANEY RD ± 455 AC

Property Highlights

- ASKING: \$4,520,000
- SIZE: ± 455 Acres
- APNs: 0421-091-25,26 & 0421-071-33,34,35 & 0421-091-01

Property Description

- Abutting 640 acres of vacant land also available
- Within the City of Barstow's path of development
- Supportive proximity to BNSF's Barstow International Gateway
- Quick access to major transportation routes



ALTA / TOPO Survey

- a. 455.438 Surveyed Acres
- b. Minimally sloped (less than 2%)
- c. No obstructions or structures



Water Supply Assessment

- a. Capacity to serve site
- b. No need to acquire additional water rights



Can & Will Serve Letter from Golden State Water

- a. Will support expansion of Tariff Service Area boundaries to include site



Zoning Report

- a. Industrial Zoning
- b. Consistent with Barstow General Plan



Burrowing Owl Report

- a. No owl individuals present during 2023 breeding season

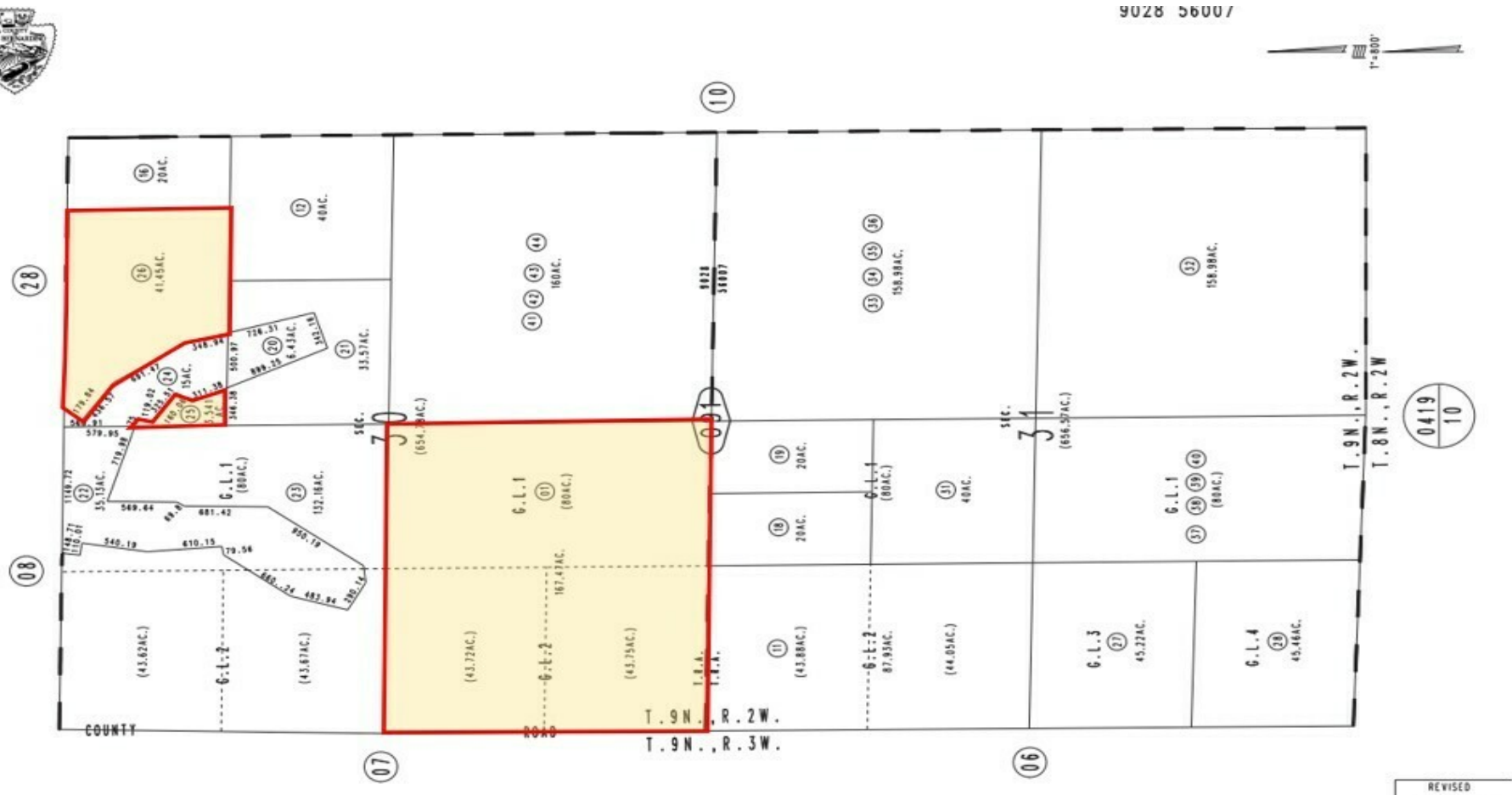
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PARCEL MAP

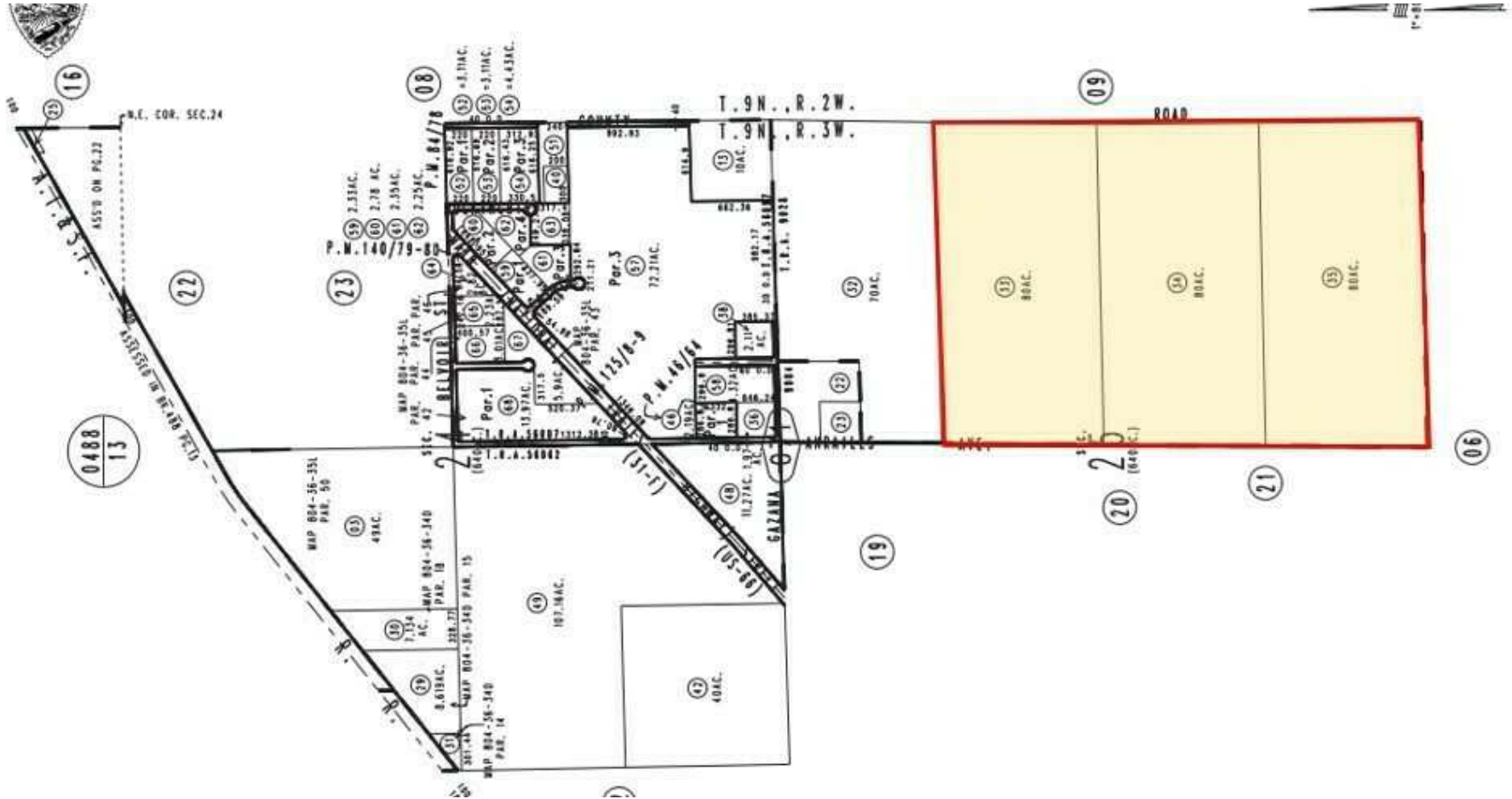
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DRIVE TIME TO SITE



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BARSTOW, CA



INLAND EMPIRE DEMOGRAPHICS

CITY	MEDIAN HOME SALE PRICE	MEDIAN RENT RATE	UNEMPLOYMENT RATE
RANCHO CUCAMONGA	\$724,900	\$2,539	3.3%
ONTARIO	\$699,661	\$2,396	4.1%
FONTANA	\$610,437	\$1,793	4.3%
REDLANDS	\$595,000	\$2,160	3.5%
RIVERSIDE	\$590,150	\$2,164	4.3%
PERRIS	\$505,000	\$1,544	6.1%

INLAND EMPIRE NORTH DEMOGRAPHICS

CITY	POPULATION	MEDIAN HOME SALE PRICE	MEDIAN RENT RATE	UNEMPLOYMENT RATE
BARSTOW	26,249	\$250,000	\$1,170	5.2%
ADELANTO	38,118	\$370,000	\$1,235	9.3%
APPLE VALLEY	76,224	\$400,000		5.1%
HESPERIA	100,971	\$410,166	\$1,573	6.6%
VICTORVILLE	135,950	\$425,000	\$1,959	6.1%

The City of Barstow is located in the County of San Bernardino, in the Inland Empire North region of Southern California. Positioned midway between the Los Angeles and Las Vegas, more than sixty million people travel through Barstow each year. Barstow has a long history as a crossroads for people and goods. Beginning as a settlement for eastern travelers seeking a new home in the mid-17th century, the City evolved as an important stop for rail, highway, and interstate travel.

Barstow serves as a hub for I-15, I-40, Highway 58, and Highway 247, with more than 19 million vehicles passing through annually. The City is located 126 miles from the ports of Los Angeles and Long Beach, 76 miles from Ontario International Airport, 30 miles from the Southern California Logistics Airport, and serves as a waypoint for two transcontinental railroads, Burlington Northern Santa Fe Railroad and Union Pacific. For several years, Barstow's main attraction has been its affordability, wide open spaces, and proximity to major urban centers. Major employers include the Fort Irwin US Army National Training Center, the Marine Corps Logistics Base, BNSF, and the Tanger Factory Outlet Stores.

The Inland Empire North provides an advantage in both labor availability and housing affordability over the Inland Empire. With over 450,000 residents, Barstow and its neighboring High Desert communities have the resources and amenities to support and retain operations at a fraction of the cost of the Inland Empire.

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CURRENT BNSF FACILITY



BNSF, BARSTOW

California serves as the western anchor of the Burlington Northern Santa Fe Railroad (BNSF) Transcontinental Corridor Route, directly linking Southern and Northern California with Chicago and the company moves 3.9 MM carloads in California each year. BNSF has operated within Barstow for more than 140 years and controls a classification yard in the northern end of town. The current yard, along with its Union Pacific counterpart, move approximately 175,890 tons of freight into and out of San Bernardino County on a daily basis.

Occupying approximately 600 acres and extending for nearly 5 miles, the yard contains 48 directional tracks and is the second largest classification yard west of the Rocky Mountains. The facility includes an intermodal yard, maintenance facilities for freight cars and locomotives, and a container terminal. Trains arrive and enter the classification bowl, where the freight cars are separated and re-built into new trains for domestic distribution. The site employs approximately 1,000 people.



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BARSTOW THE INTERMODAL GATEWAY



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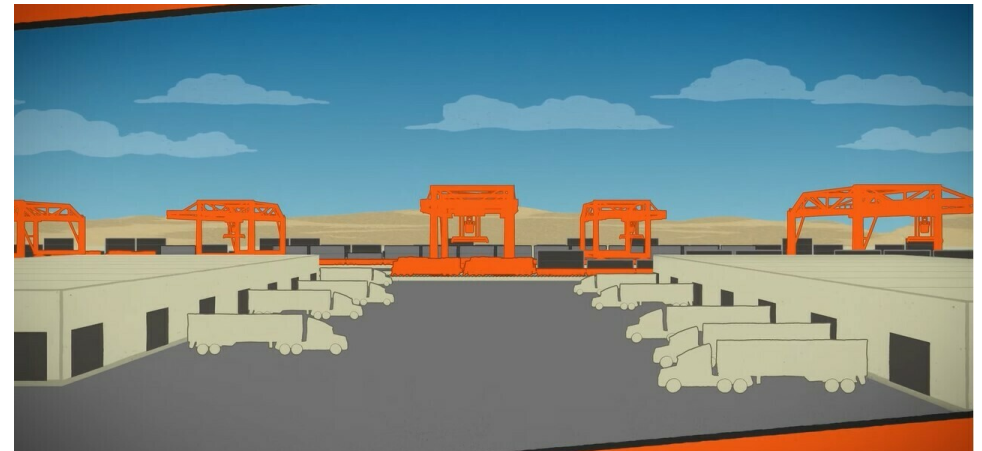
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THE FUTURE OF BNSF



In October of 2022, BNSF announced its intention to develop the Barstow International Gateway (BIG), a 4,500-acre integrated rail facility located at the west end of town, between Main ST/National Trails Highway and the rail tracks. Investing more than \$1.5 billion for the project, this state-of-the-art facility will consist of a rail yard, intermodal facility, and warehouses for transloading freight from international to domestic containers.



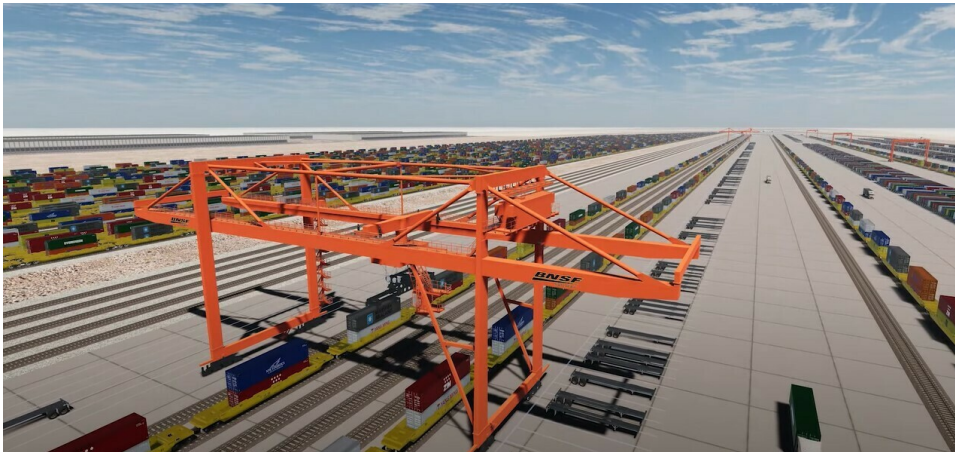
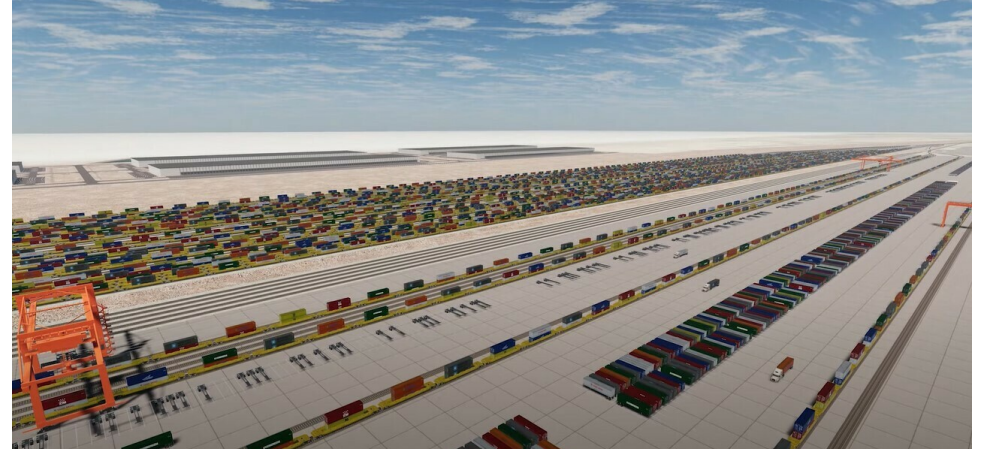
The process will begin with the transfer of containers from ships at the Ports of Los Angeles to electric trains that will traverse the main rail line to BIG. The facility will then process the cargo for it to be staged and built into eastbound trains via the BNSF network for national distribution. Westbound freight will also be processed at BIG to enhance efficiency in arrival at the ports and California terminals.

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THE FUTURE OF BNSF



PROJECT BENEFITS

The Barstow International Gateway Project is the first of its kind to be developed by a Class 1 railroad. Construction on BIG might start in 2026 with a 2-3 year completion timeline, By 2027 or 2028 BNSF expects to open the Barstow International Gateway (BIG) facility near Barstow.

The project intends to reduce highway traffic in the Los Angeles basin, transform regional economy with the creation of more than 20,000 direct and indirect jobs, and reduce environmental impact through the use of zero-emissions standards.

For now, BNSF is working on traffic and habitat analyses and crafting a draft Environmental Impact Report (EIR) for the facility. It is Expected to be completed in 2025, the report will require a city vote.

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