

+/- 446 ACRES RESIDENTIAL LAND - SUBMIT OFFERS

FOR SALE

06/01/24

WORLD'S LARGEST INTERMODAL TRANSPORTATION SYSTEM UNDER CONSTRUCTION, PLUS EXPECTED CASINO/HOTEL APPROVAL



BEST RESIDENTIAL LAND IN BARSTOW
ENOUGH SEWER/UTILITIES TO SERVICE
THE ENTIRE PROJECT

DISCLAIMER: The information presented herein has been obtained from sources believed to be reliable. It is not verified and we make no guarantee, warranty or representation about any portion of it. Any opinions or assumptions are used for example only and do not represent the current or future performance of the property. You and your advisors should consult a careful, independent investigation of the property and consult with your own professionals to determine its suitability for your needs to your satisfaction.

EXCLUSIVE AGENT: Frecia C. Germany, Ph. D. · Johnson Real Estate Group, Inc.
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BARSTOW GROWTH

POPULATION EXPECTED TO DOUBLE OR MORE IN THE NEXT 10 YEARS

- **10,000 PERMANENT JOBS TO BE ADDED OVER 10 YEARS WITH 5-6,000 EXPECTED TO LIVE IN BARSTOW. BNSF RAILWAY IS CONSTRUCTING THE WORLD'S LARGEST INTERMODAL SYSTEM TO TRANSPORT GOODS BY RAIL AND TRUCK. AT LEAST 7-9 MILLION SQUARE FEET OF DISTRIBUTION BUILDINGS WILL BE BUILT.**
- **1,000 CONSTRUCTION JOBS AND 1,000 PERMANENT JOBS WILL BE ADDED WHEN THE PROPOSED TRIBAL CASINO/HOTEL IS CONSTRUCTED AT THE SEC OF OUTLET CENTER DRIVE AND ARBUCKLE STREET.**
- **35,000 CONSTRUCTION JOBS AND MORE THAN 1,000 PERMANENT JOBS WILL BE CREATED BY BRIGHTLINE'S HIGH SPEED RAIL FROM RANCHO CUCAMONGA, CA TO LAS VEGAS, NV, SOME OF WHICH WILL BE IN BARSTOW.**
- **+/- 150 JOBS WILL BE CREATED FROM PROPOSED INDUSTRIAL BUILDINGS AT THE NEC OF LENWOOD ROAD AND TORTOISE ROAD APPROXIMATELY ONE MILE WEST OF I-15.**
- **NUMEROUS OTHER RETAIL, INDUSTRIAL AND RESIDENTIAL PROJECTS ARE IN PROCESS.**

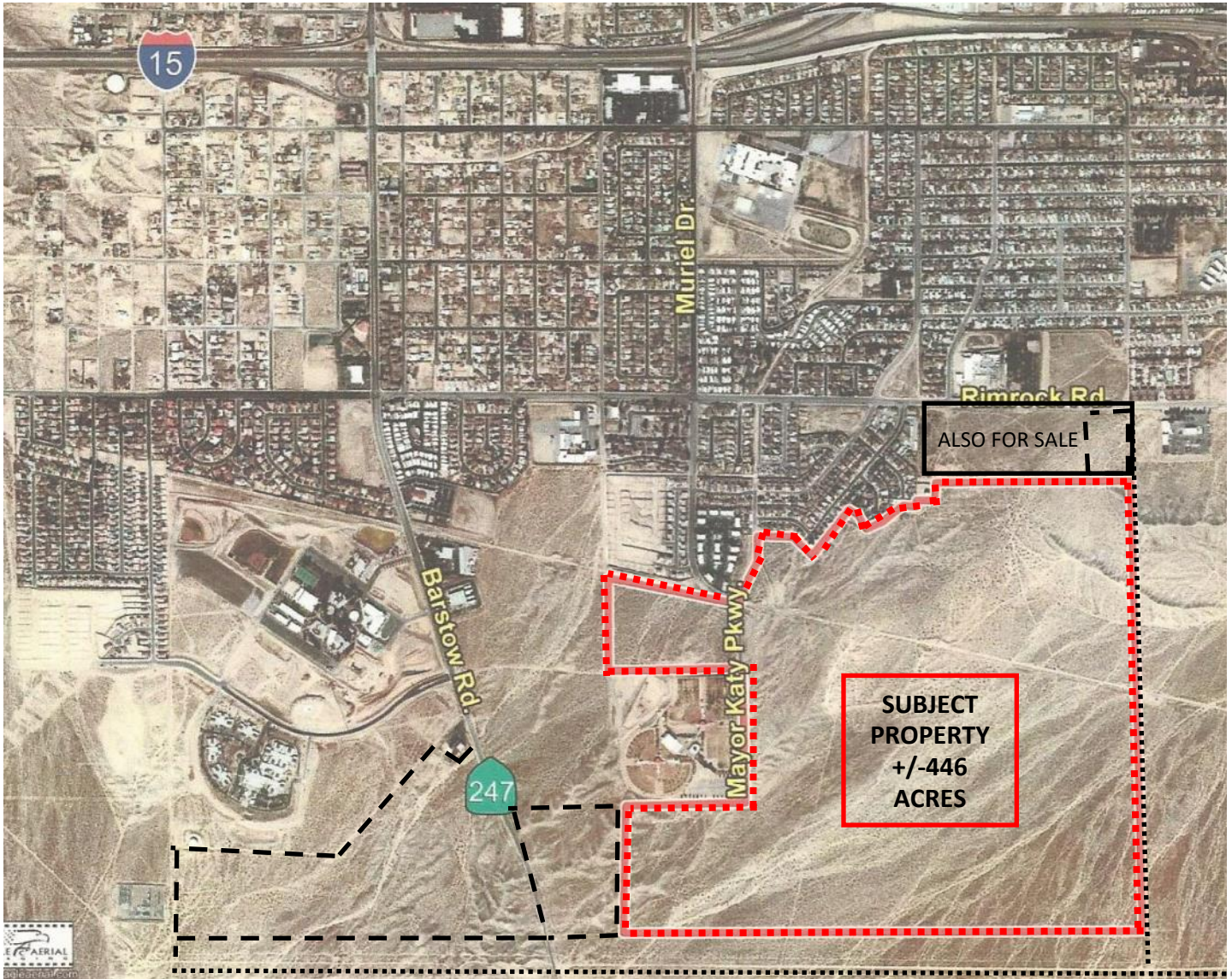
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+/- 446 ACRES GRAND HIGHLAND TRAILS

IDEALLY LOCATED SOUTH OF DOWNTOWN WITH EASY ACCESS TO I-15

ALL UTIITIES AND ENOUGH SEWER TO SERVICE THE ENTIRE PROJECT

NOTE THAT ALL OF THE PROPERTY SOUTH OF THIS MAP IS BLM (BUREAU OF LAND MANAGEMENT) GOVERNMENT LAND THAT MIGHT BE A FUTURE ANNEX



RED DOTTED LINES = SUBJECT +/- 446 ACRES

SMALL BLACK DOTTED LINES = Power lines

LONG BLACK DOTTED LINES = Additional land might be available

APN 0181-712-02/03/04/05 and 26

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GRAND HIGHLAND TRAILS PROPOSED SPECIFIC PLAN

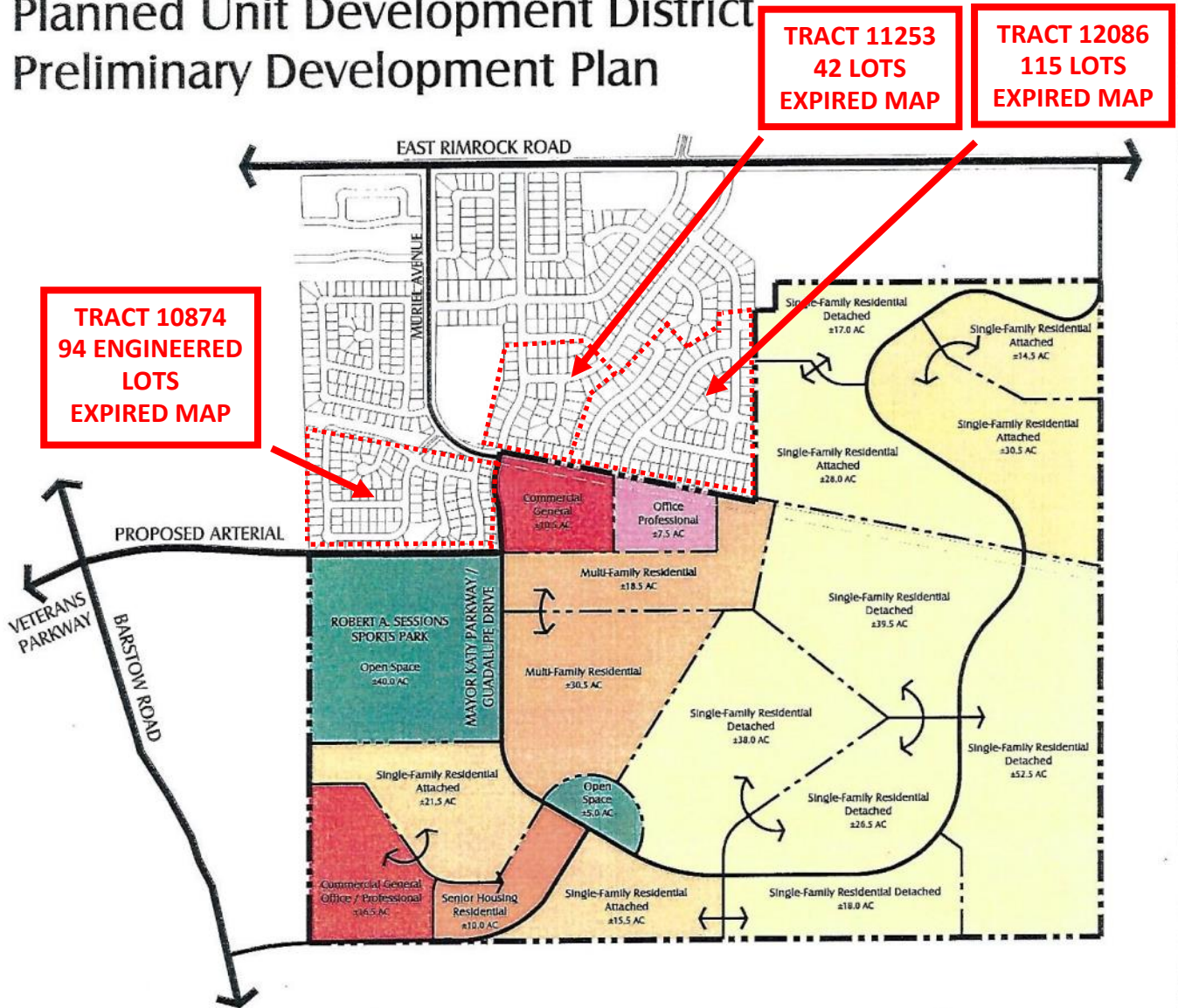
THIS EXPIRED SPECIFIC PLAN AND IS SUBJECT TO CHANGE BASED ON CURRENT LAND USE REQUIREMENTS. PLEASE CHECK WITH THE CITY TO DETERMINE CURRENT REGULATIONS.

* PROPOSED GENERAL PLAN REVISED ZONING ALLOWS FOR HIGHER DENSITY *

Grand Highland Trails

A Pries Companies Master Planned Community

Planned Unit Development District Preliminary Development Plan



THE ENTIRE PROPERTY MUST BE SOLD TO ONE BUYER