

COMMERCIAL/RURAL LAND FOR SALE

PRIME DEVELOPMENT OPPORTUNITY: SIX ADJACENT PARCELS NEAR INTERSTATE 40 AND DAGGETT AIRPORT

Interstate 40 and Hidden Springs Road - Barstow/Daggett, CA
92327

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



ECONOMIC DATA

SALE PRICE:	\$3,600,000	#0521-011-17
	\$950,000	#0521-011-18
	\$2,500,00	#0521-011-19
	\$880,000.	#0521-011-20
	\$1,200,000	#0521-031-45
		#0521-031-46

PROPERTY INFORMATION

COUNTY:	San Bernardino
MARKET:	Inland Empire North
SUBMARKET:	High Desert

PROPERTY OVERVIEW

Seize this rare opportunity to acquire six contiguous parcels totaling approximately 566.67 acres in the rapidly evolving Barstow/Daggett region. Located adjacent to Interstate 40 and near Daggett Airport, the assemblage features a mix of Highway Commercial and Rural Living zoning, with potential for rezoning to accommodate a wide range of commercial, industrial, and residential developments. Highlights include a 27.89-acre commercial parcel with a former CUP for a Travel Center and several expansive parcels ideal for warehouse, logistics, or mixed-use projects.

Positioned at the heart of major infrastructure investment, this site is strategically aligned with transformative regional developments. These include the \$1.5 billion Barstow International Gateway, Brightline West's high-speed rail connection to Las Vegas, and the High Desert Corridor project aimed at expanding transit and economic connectivity. The area is primed for growth, with thousands of jobs and improved logistics expected to drive long-term demand for land and development.

With excellent freeway exposure—drawing approximately 16,500 vehicles daily—and proximity to major transportation and logistics hubs, these parcels offer exceptional visibility and accessibility. This is a compelling opportunity for forward-looking investors and developers to secure a large-scale, strategically located landholding in one of Southern California's most promising growth corridors.

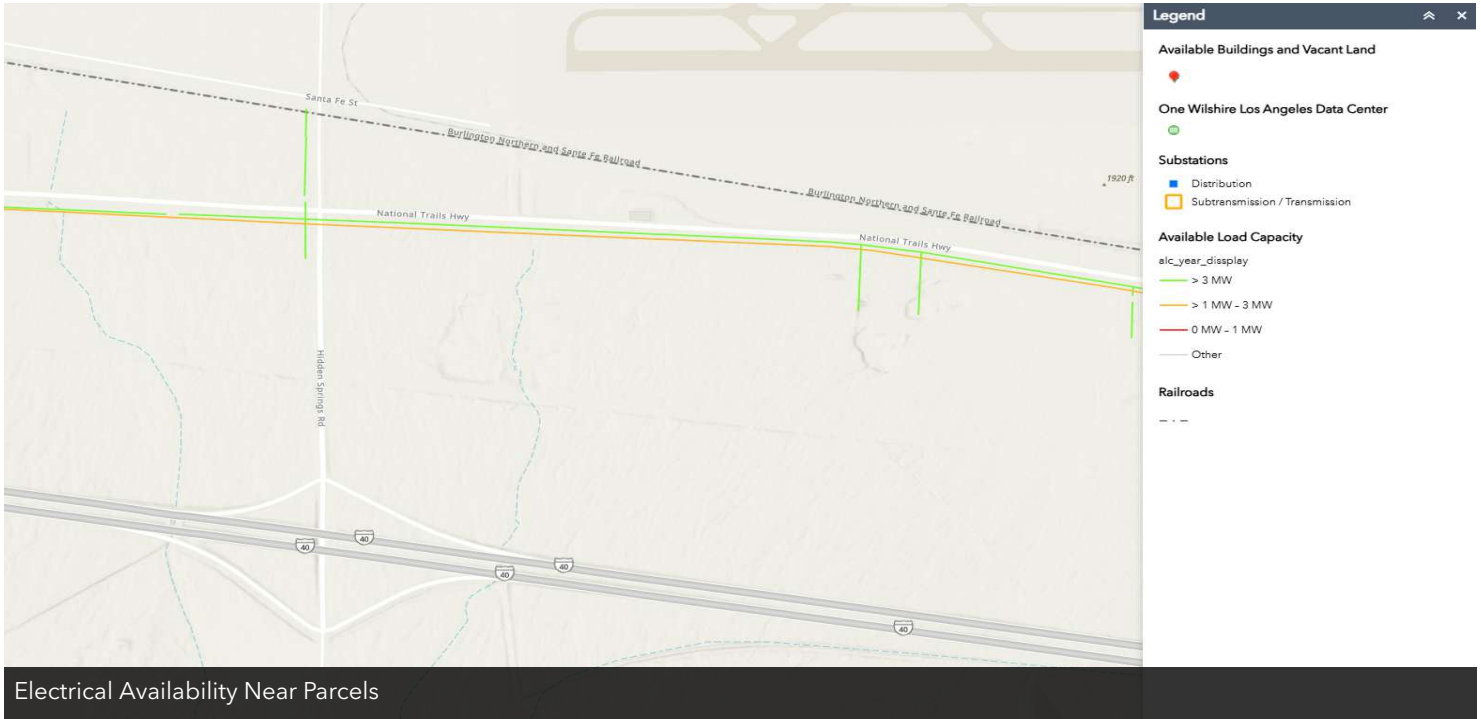
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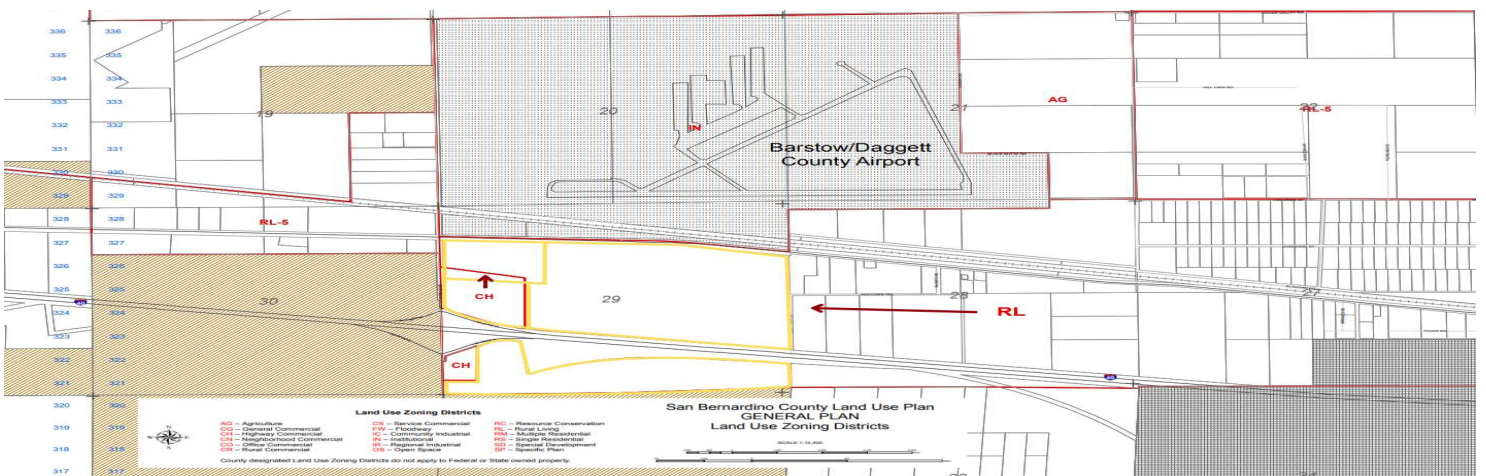
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OF LOTS 6 | TOTAL LOT SIZE 27.89 - 244.66 ACRES | TOTAL LOT PRICE \$880,000 - \$3,600,000 | -

STATUS	APN	SIZE	PRICE	ZONING
Available	0521-011-07	27.89 Acres	\$3,600,000	Highway Commercial
Available	0521-011-18	49.97 Acres	\$950,000	Rural Living
Available	0521-011-19	244.66 Acres	\$2,500,000	Rural Living
Available	0521-011-20	107.08 Acres	\$880,000	Rural Living
Available	0521-031-46 & 45	156.07 Acres	\$1,200,000	Rural Living

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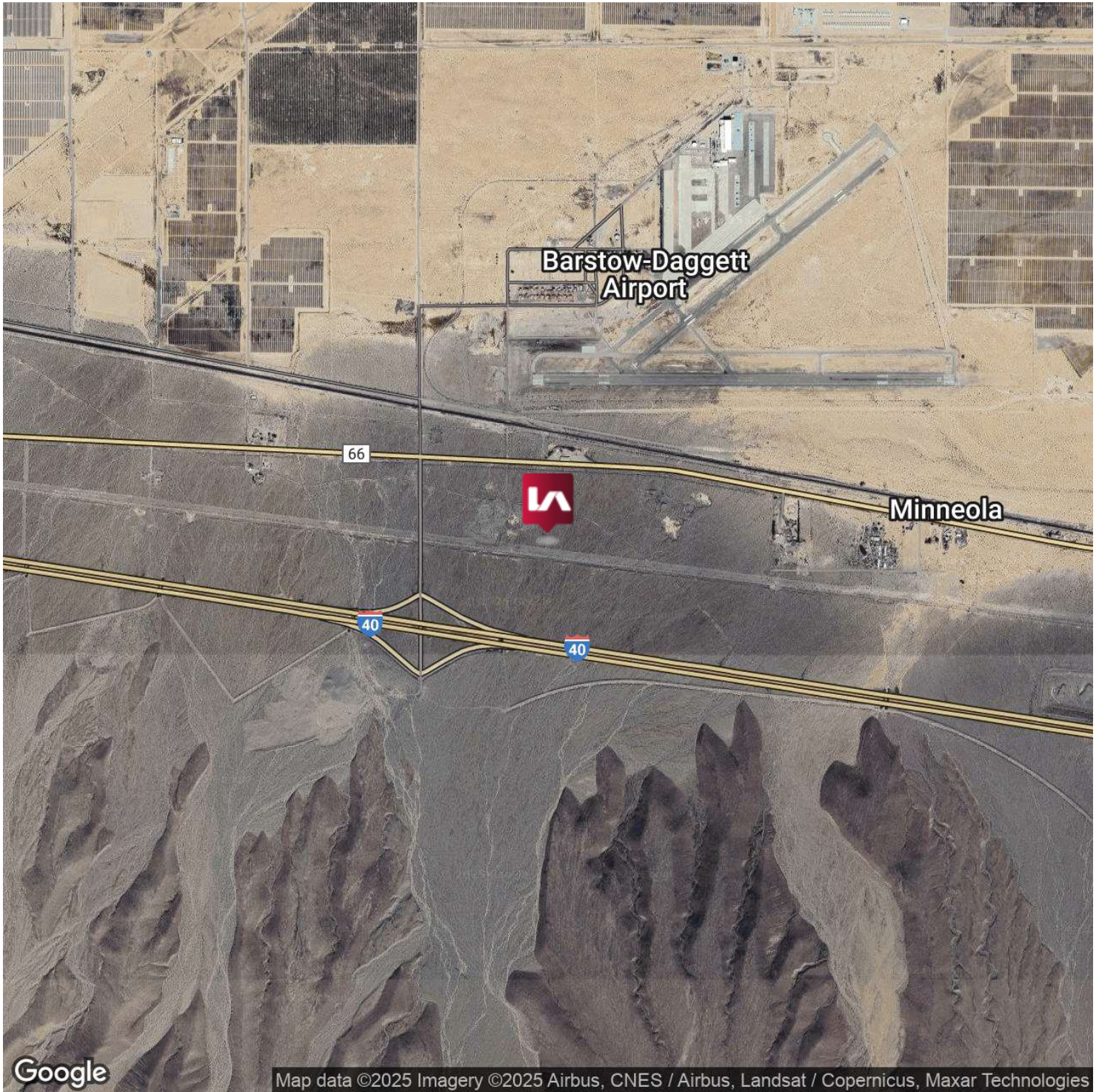
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