



Investment Opportunity

Approx. 6,435 Acres

\$32,500,000 | San Bernardino County

 **Douglas Elliman**
Commercial

Executive Summary

Approx. 6,435 Acres Lot | San Bernardino, California

Excellent opportunity to acquire approx. 6,435 acres in San Bernardino County, which includes an previously approved approx. 320 acre Senior's master-planned community, approx. 88 acres with General Plan designated Commercial, and approx. 6,027 acres proposed for 25,000 residential units, commercial and Industrial. The property is visible and easily accessible along Interstate 15, just south of Barstow and is within the city's Sphere of Influence.

Property Description

The property is located in San Bernardino County, within the City of Barstow's Sphere of Influence. The approx. 6,435-acre site occupies an eight-mile stretch along I-15 and extends west near the National Trails Highway, formerly Route 66, and the Mojave River. The site borders the city limits of Barstow to the north and Stoddard Valley Off-Highway Vehicle Park to the east. The southern and western boundaries of the site border undeveloped vacant land and approx. 320 acres are located within the city limits of Barstow and are known as Waterman Junction.

Regional access to the property is provided via I-15 and the National Trails Highway. Local access to the site is provided via Hodge Road in the southern portion of the site and Sidewinder Road/Outlet Center Drive and Lenwood Road in the northern portions of the site. The property is mostly flat, with a few sloping hills. It is undeveloped and hosts Southern California's desert terrain.

Property Location



Property Overview

Location

San Bernardino County,
within the City of Barstow's
Sphere of Influence

Property Type

Land

Gross Area

Approx. 6,435 Acres

Zoning

Residential, Commercial,
Agricultural

Property Condition

Unimproved land to be
delivered "as-is"

Utilities

Water and sewer for the
approx. 320-acre senior's
master-planned community
could possibly be provided by
the City of Barstow.

Entitlements

Approx. 320 acres previously
approved Specific Plan for a
senior's master-planned
community, annexed into the
City of Barstow; known as
Waterman Junction

Approx. 88 acres zoned
commercial, in San Bernardino
County, within Barstow's
Sphere of Influence

Approx. 6,027 acres zoned
agricultural, in San Bernardino
County, within Barstow's
Sphere of Influence

All mentions of "previously" approved or "possible" developments, utilities, zoning, conditions, etc. in this marketing brochure to be investigated by a potential buyer as part of their due diligence. Seller and their broker make no representation about the current status of any past or present plans, permits, zoning, entitlements, utilities, approvals, commitments, etc. pertaining to this deal.





Land APNs

APN	Approx. Acres	Land Use
0419-162-41	15.90	General Pion Commercial
0419-162-38	28.79	General Pion Commercial
0419-162-40	2.70	General Pion Commercial
0419-162-39	41.06	General Pion Commercial
0419-061-71	40.00	RC (Resource Conservation)
0419-061-70	198.84	RC (Resource Conservation)
0419-091-05	640.00	RC (Resource Conservation)
0419-111-05	1,205.57	RC (Resource Conservation)
0421-111-01	320.00	Previously Approved Waterman Junction Specific Plan
0419-041-97	190.28	RC (Resource Conservation)
0419-031-08	160.00	RC (Resource Conservation)
0419-031-09	160.00	RC (Resource Conservation)
0419-031-20	80.00	RC (Resource Conservation)
0419-031-21	160.00	RC (Resource Conservation)
0419-031-17	640.00	RC (Resource Conservation)
0419-031-14	632.46	RC (Resource Conservation)
0419-031-04	160.00	RC (Resource Conservation)
0419-031-12	640.00	RC (Resource Conservation)
0419-031-19	560.00	RC (Resource Conservation)
0419-031-18	80.00	RC (Resource Conservation)
0419-031-22	400.00	RC (Resource Conservation)
0419-031-05	80.00	RC (Resource Conservation)
Total Acres	6,435.64	

Waterman Junction

Senior Master-Planned Community

A portion of the property, known as Waterman Junction, includes approx. 320 acres previously slated for a senior's master-planned community. The Waterman Junction Specific Plan was previously approved by the City of Barstow in 2015 and this land was annexed into the city. Waterman Junction is not contiguous with the rest of the property described herein. It is located near the Tanger Outlet Stores, along I-15 and was previously approved for access to the city's water and sewer systems.

When fully built, Waterman Junction could possibly include a proposed 1,279 residential units, a clubhouse, a general store, a golf course, parks, open areas, and trails. Plans include 579 single family detached homes, 252 townhouses, 217 condominiums, and 228 assisted living homes. The Waterman Junction Specific Plan also outlines the development of supporting infrastructure to assure adequate services and facilities for the project.



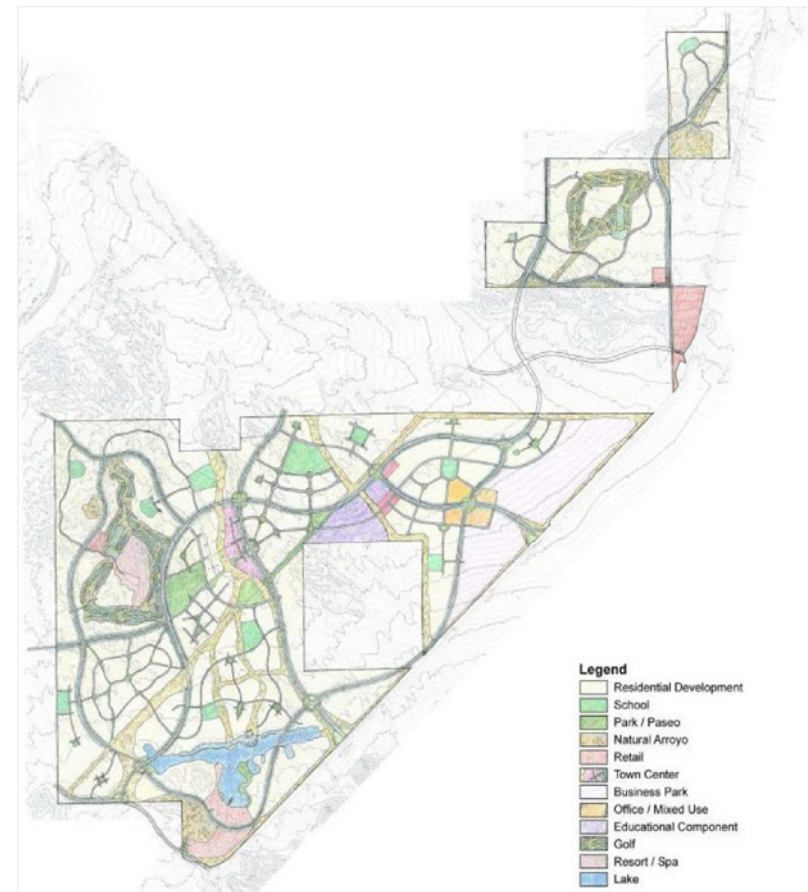
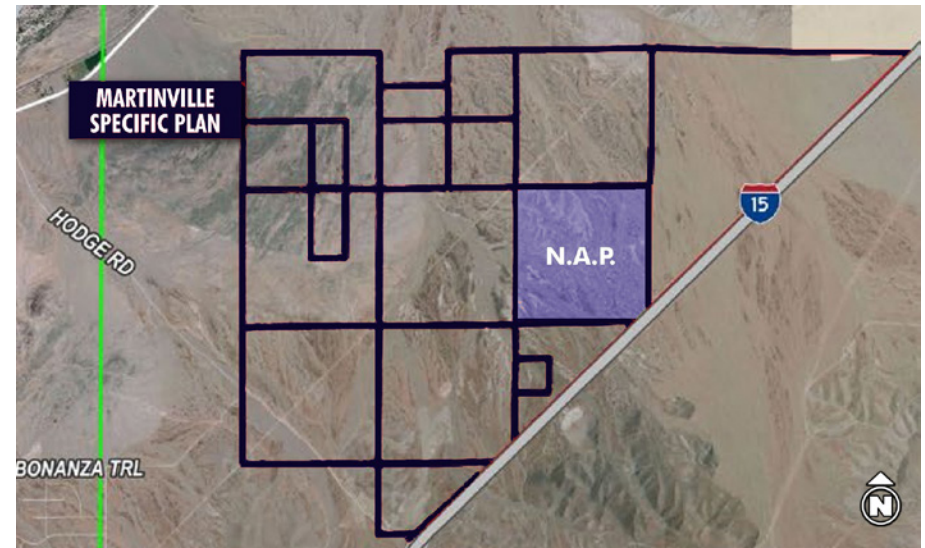
Martinville Specific Plan

Multi-faceted Development Community

Several years ago, a substantial amount of development work was completed on this property. The project was known as the Martinville Specific Plan. It was designed to include 25,000 residential homes nestled among approx. 1,300 acres of open space and natural arroyos and approx. 600 acres of recreational amenities including a lake, parks, golf courses, community facilities, etc. Martinville's plans also included nearly 11.1 million square feet of commercial, retail, office, light industrial, and mixed use and 300 acres of public facilities such as schools, a library, a sewer treatment facility, fire stations, and police facilities.

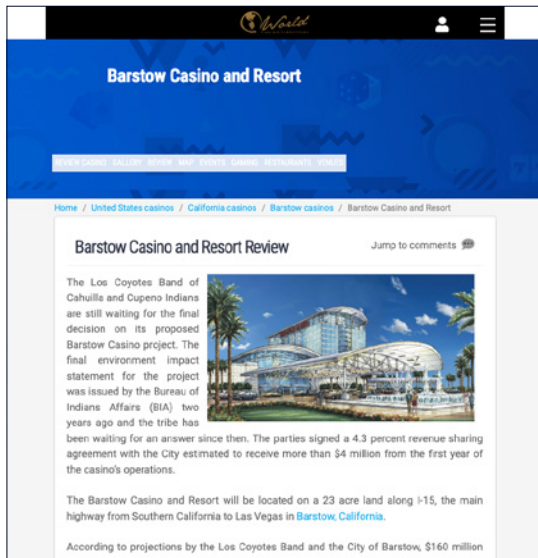
The City of Barstow was enthusiastic about the Martinville Specific Plan, however, the developers dropped the project during the most recent recession. Although the project was never presented to the city for approval, the following studies and due diligence materials are available:

- Jurisdictional Boundary Exhibit
- ALTA Survey
- Due Diligence Review and analysis (Weston Benshoof for Lehman)
- Project Status Summary
- Paul Hastings entitlement strategy memorandum
- City of Barstow Memorandum of Understanding
- Record of Decision
- Draft Existing Biological Conditions Report
- Draft Habitat Conservation Plan
- Draft Jurisdictional Delineation
- Delineation/avoidance exhibits
- Mitigation and avoidance exhibits
- Waterman Junction Concept Report
- Geotechnical Assessment
- Barstow Water Issues Discussion
- Draft Recycled Water Transmission Line Study
- Draft Specific Plan sections 1, 2 and 3
- Specific Plan Draft Exhibits
- Draft Landscape Design Guidelines
- Draft Zoning Ordinance section



Press About Development Potential

Recent News About Potential Developments



WORLD CASINO DIRECTORY

Barstow Casino and Resort Review

The Los Coyotes Band of Cahuilla and Cupeno Indians are still waiting for the final decision on its proposed Barstow Casino project. The final environment impact statement for the project was issued by the Bureau of Indians Affairs (BIA) two years ago and the tribe has been waiting for an answer since then. The parties signed a 4.3 percent revenue sharing agreement with the City estimated to receive more than \$4 million from the first year of the casino's operations...

<https://tinyurl.com/BarstowCasinoResortReview>

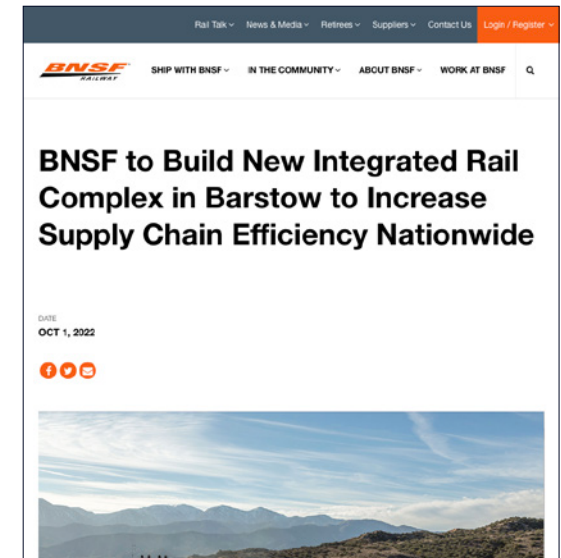


INTERNATIONAL RAILWAY JOURNAL

Brightline West Las Vegas - Est. \$8 Billion LA High-Speed Line Construction "To Start in 2023"

BRIGHTLINE West says that it is hoping to begin construction on the long-planned 418.5km Las Vegas, Nevada, to Southern California high-speed line next year.

<https://tinyurl.com/BrightlineWestLasVegasLA>



BNSF.COM

BNSF to Build New Integrated Rail Complex in Barstow to Increase Supply Chain Efficiency Nationwide

First-of-its kind integrated facility will create 20,000 direct and indirect jobs, and reduce port and freeway congestion around the Ports of Los Angeles and Long Beach

<https://tinyurl.com/BNSFtoBuildNewRailComplex>

The City of **Barstow**

Barstow—located in the heart of the Mojave Desert—is well-known by travelers, tourists, and recreational enthusiasts. It offers all of the amenities and conveniences of small town living along with the resources of major metropolitan areas, which are only a short drive away. Located midway between Los Angeles and Las Vegas, more than sixty million people travel through Barstow each year. Restaurants, hotels, gas stations, and upscale outlet stores cater to these tourists and offer Barstow residents an excellent array of retail venues.

Barstow is nestled along the Mojave River and is near five major Bureau of Land Management (BLM) recreation areas, a combined 144,000 acres. The areas are well-known by off-road vehicle enthusiasts for its motor cross bike and ATV trails that wind through dramatic and unusual desert landscapes. There are also numerous hiking trails, camping areas, and lava tunnels that are popular spelunking sites.

Barstow is located in the Inland Empire North region of San Bernardino County and is centrally located in the western Mojave Desert near the entrance to the Mojave National Preserve. There were approximately 22,000 residents in 2010. Its largest employer is nearby Fort Irwin which houses the US Army National Training Center. Other major employers include a Marine Corps Logistics Base, NASA's Goldstone Deep Space Network, a Veterans Home, Barstow Community Hospital, the Tanger Outlet Stores, and the BNSF Railroad's Classification Yard.

Historically along Route 66, Barstow is still a major transportation corridor. More than 19 Million vehicles travel through Barstow each year along I-15, I-40, Highway 58, and Highway 247 which all converge in the city. It is also a historic railroad town, still home to an Amtrak Depot, the Union Pacific Railroad, and BNSF Railroad. As a tribute to its history, the city has museums for Route 66 and another honoring the Western American Railroad among its other many museums.

The County of **San Bernardino**

San Bernardino County is located in southeastern California, with Inyo and Tulare counties to the north, Kern and Los Angeles counties to the west, and Orange and Riverside counties to the south. San Bernardino County is bordered on the east by the states of Nevada and Arizona. The county's diverse geography and extensive natural resources, as well as its proximity to major economic and population centers, provide unique opportunities for varied industry sectors to thrive, including commerce, education, tourism and recreation.

With 20,000 square miles of land, San Bernardino is the largest county in the United States. Eighty-one percent of the land is controlled by state and federal government agencies. Even though the county is home to more than two million people, 80% of the land is vacant and an additional 15% is controlled by the military. Most of the county's population is concentrated in the San Bernardino Valley, in cities such as San Bernardino, Fontana, Ontario, and Rancho Cucamonga.





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