

+/- 446 ACRES RESIDENTIAL LAND

FOR SALE

\$34,000,000

WORLD'S LARGEST INTERMODAL TRANSPORTATION SYSTEM UNDER CONSTRUCTION & 1-2 POSSIBLE CASINO/HOTELS PENDING

04/30/2025



**BEST RESIDENTIAL LAND IN CENTRAL
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

- BNSF EXPECTS TO ADD 20,000 PERMANENT JOBS OVER 10 YEARS WITH +/-8,000 EXPECTED TO LIVE IN BARSTOW. BNSF RAILWAY IS CONSTRUCTING THE WORLD'S LARGEST INTERMODAL SYSTEM TO TRANSPORT GOODS BY RAIL AND TRUCK. AT LEAST NINE MILLION SQUARE FEET OF DISTRIBUTION BUILDINGS WILL BE BUILT.
- 1,000 CONSTRUCTION JOBS AND 1,000 PERMANENT JOBS WILL BE ADDED IF THE PROPOSED CHEMEEHUEVI CASINO/HOTEL IS CONSTRUCTED AT THE SEC OF OUTLET CENTER DRIVE AND ARBUCKLE STREET.
- THE LOS COYOTES TRIBE THAT WAS PREVIOUSLY DENIED APPROVAL FOR A CASINO/HOTEL HAS INFORMED THE CITY THAT IT IS ALSO EXPECTING APPROVAL TO BUILD ITS CASINO/HOTEL. NO EMPLOYMENT INFORMATION HAS BEEN RELEASED BUT WELL OVER 700 ARE EXPECTED FOR THE CASINO/HOTEL PLUS ADDITIONAL JOBS FOR SEPARATE ENTERTAINMENT PROJECTS.
- 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.
- +/- 300 JOBS WILL BE CREATED FROM CURRENTLY PROPOSED INDUSTRIAL BUILDINGS NORTH OF AMERICAN QUARTZ'S SITE WEST OF I-15.
- NUMEROUS OTHER RETAIL, INDUSTRIAL AND RESIDENTIAL PROJECTS ARE IN PROCESS.

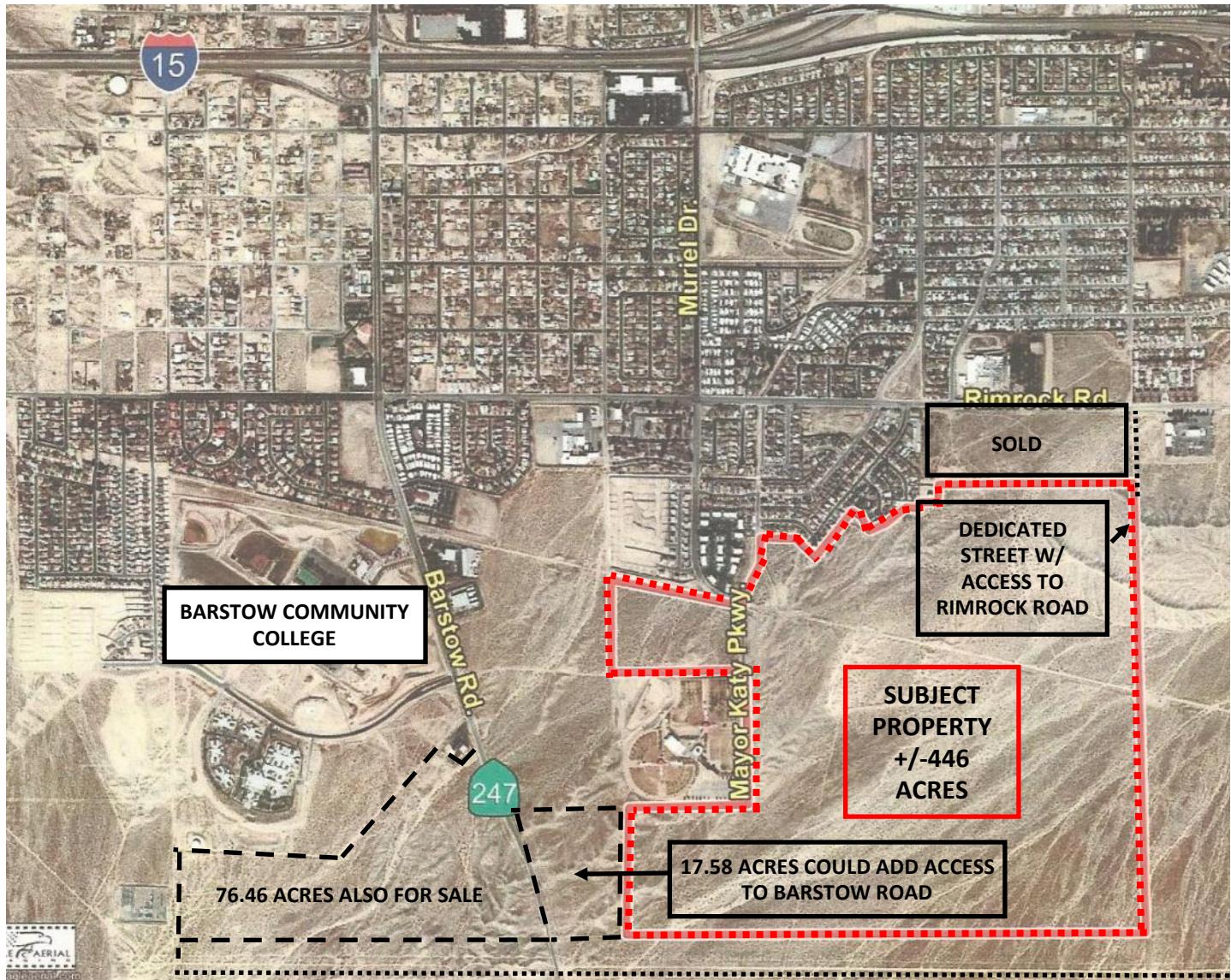
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+/- 446 ACRES GRAND HIGHLAND TRAILS

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

ALL UTILITIES AVAILABLE. 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 WILL 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 *

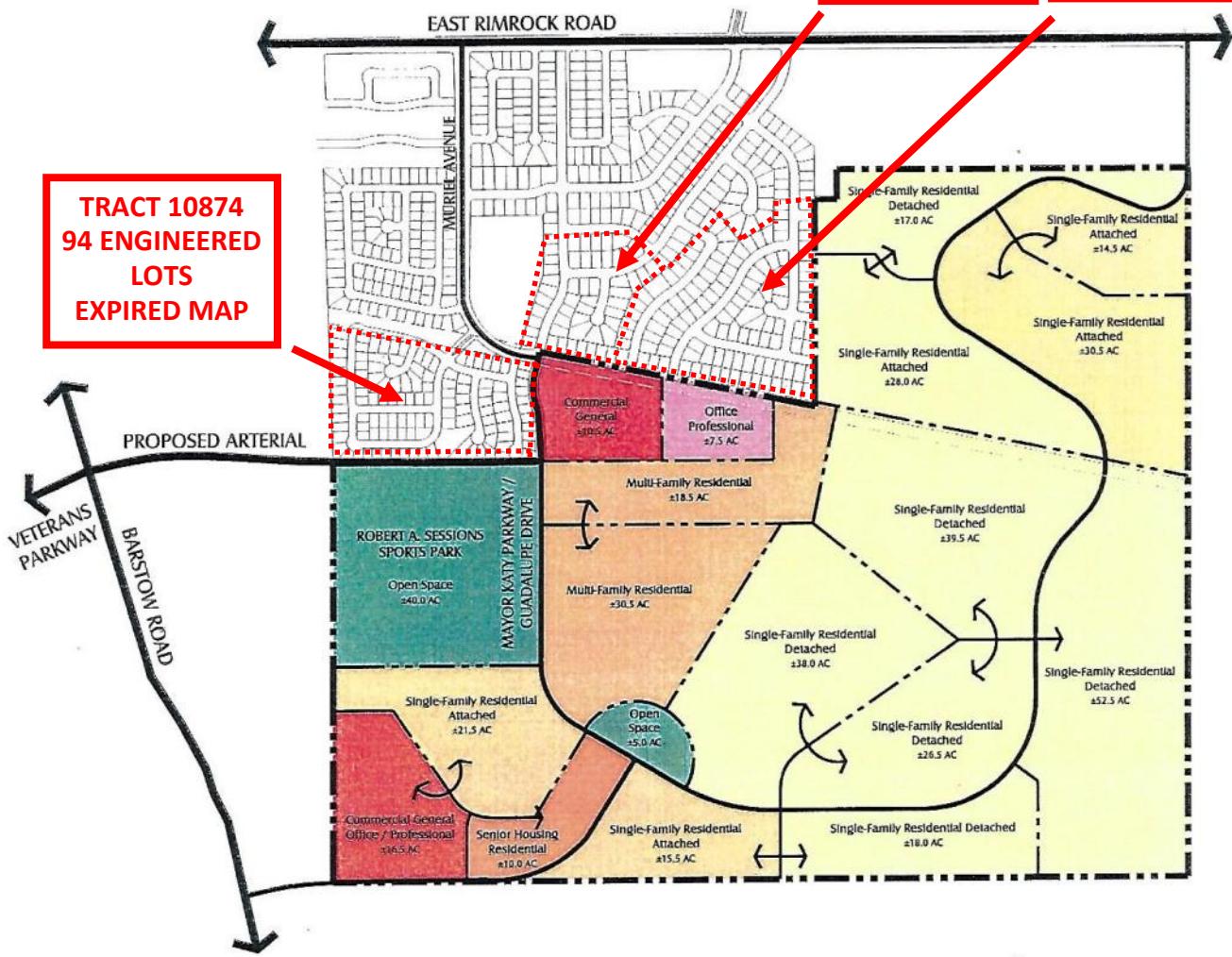
Grand Highland Trails

A Plies Companies Master Planned Community

Planned Unit Development District Preliminary Development Plan

**TRACT 11253
42 LOTS
EXPIRED MAP**

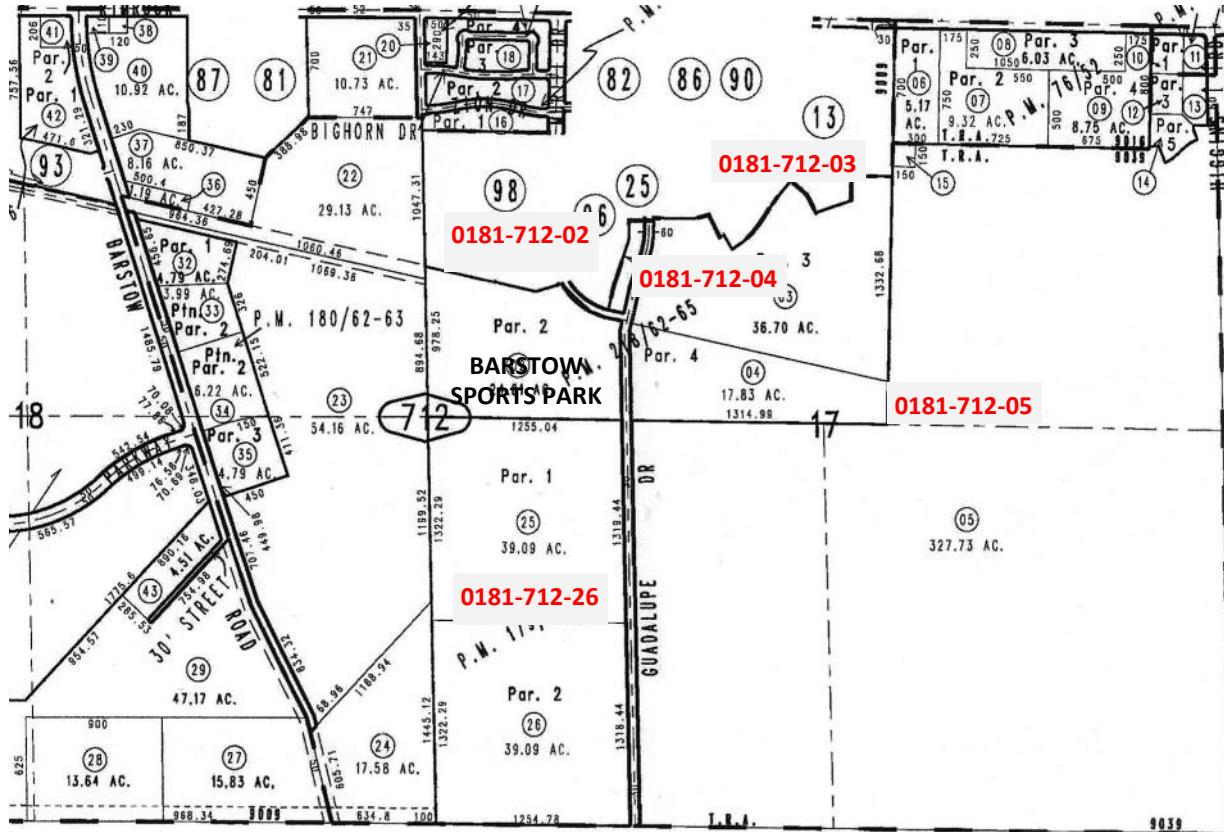
**TRACT 12086
115 LOTS
EXPIRED MAP**



THE ENTIRE PROPERTY MUST BE SOLD TO ONE BUYER

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APN MAP



THE PARCELS IN RED ARE
PART OF THE SUBJECT
PORTFOLIO. SEE ADDI-
TIONAL NOTES BY APN
NUMBER ON THE NEXT
PAGE.

ADDITIONAL DETAILS

ADDITIONAL INFORMATION FROM THE OWNER AND THE CITY

- A. This is the most desirable property near downtown Barstow and ideal for buyers (especially families) who prefer not to be near the casinos.
- B. APN 0181-712-02 is 24.81 acres with expired Engineered Tract Map 10824 for 94 single family lots (see page 4 of the brochure). Density can be increased to a maximum of 16 units per acre.
- C. APN 0181-712-03 is 36.7 acres with two expired Tentative Tract Maps (12086 and 11253) for 157 single family lots (see page 4 of the brochure). Density can be increased to a maximum of 16 units per acre.
- D. APN 0181-712-04 is 17.83 acres zoned Diverse Use for a shopping center, urgent care, senior care, medical offices, day care, etc. Note that Diverse Use land has sold for up to \$24/s.f. at the Lenwood Road exit.
- E. APN 0181-712-05 and 26 total 366.82 acres for single and multi-family, retirement community and other product types.
- F. The city needs housing and with a specific plan, the city is flexible on product types and uses in specific areas of the property and they're eager to have this project started.