

HIGHWAY 58/INTERSTATE 15 FRONTAGE

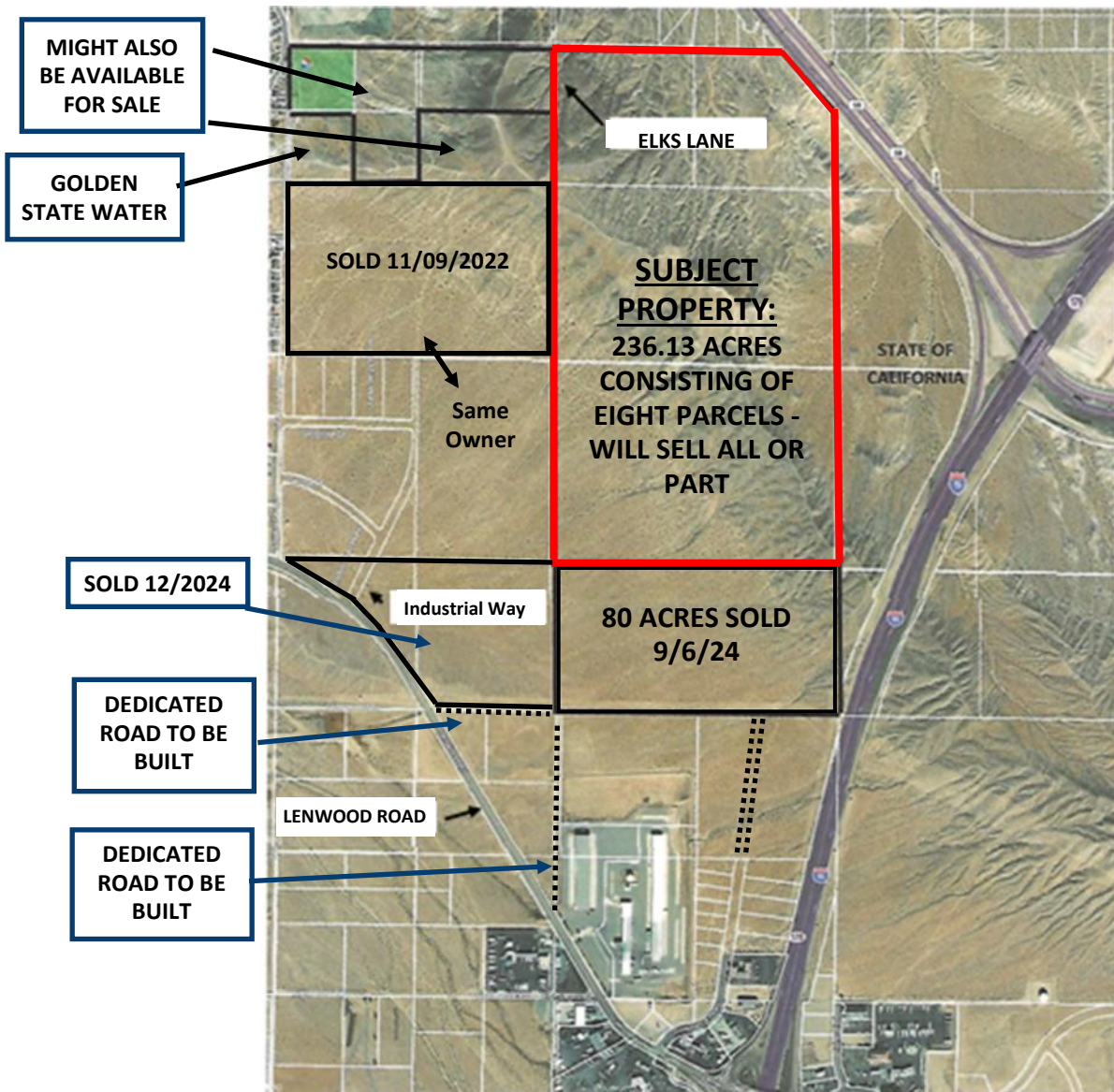
FOR SALE

\$6,800,000
(\$28,798/acre)

236.13 Acres. Being down-zoned in 2025
- buy now for industrial zoning!

BARSTOW, CA

APN 0421-122-01/02/10/11



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.

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PROPERTY/AREA NOTES

THE AREA

- BNSF EXPECTS LENWOOD ROAD TO BE ITS PRIMARY ACCESS TO INTERSTATE 15 WITH MAIN STREET ITS SECONDARY ACCESS. THIS PROPERTY IS BETWEEN BOTH.
- THE CITY MIGHT ALLOW A PORTION OF THIS PROPERTY THAT FRONTS THE FREEWAY TO BE USED AS RETAIL.
- THE AREA BETWEEN THIS PROPERTY AND THE FREEWAY IS OWNED BY CALTRANS (CALIFORNIA DEPARTMENT OF TRANSPORTATION) FOR FUTURE OFF-RAMP EXPANSION, WHICH WOULD PROVIDE EVEN GREATER VISIBILITY TO I-15 TRAFFIC.
- McDONALD'S, PILOT TRUCK STOP, SISTERS TRUCK STOP, TERRIBLE HERBST, FREDDIES, STARBUCKS, BLACK BEAR DINER AND TWO HOTELS ARE AT THIS FREEWAY INTERSECTION.
- SEWER AND UTILITIES CAN BE ACCESSED FROM LENWOOD ROAD TO THE SOUTH OR MAIN STREET TO THE NORTH.

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**BUY NOW BEFORE THIS PROPERTY IS
DOWNGRADED TO BUSINESS PARK
UNDER THE PROPOSED NEW GENERAL PLAN**