



Investment Opportunity  
Approx. 320 Acres

\$9,600,000 | San Bernardino County



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# Property Overview

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## Location

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

## Property Type

Land

## Gross Area

Approx. 320 Acres

## Zoning

Previously approved  
Waterman Junction  
Specific Plan

## Property Condition

Unimproved land to be  
delivered "as-is"

**APN: 0421-111-01**

*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.*





# Waterman Junction

## Senior Master-Planned Community

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. 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.





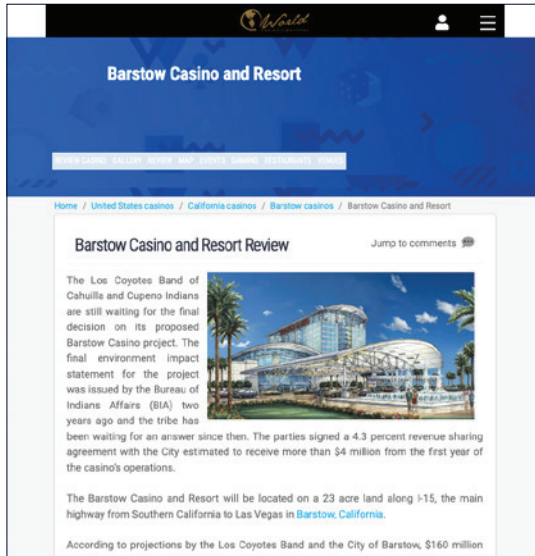
# Property Location





# 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>

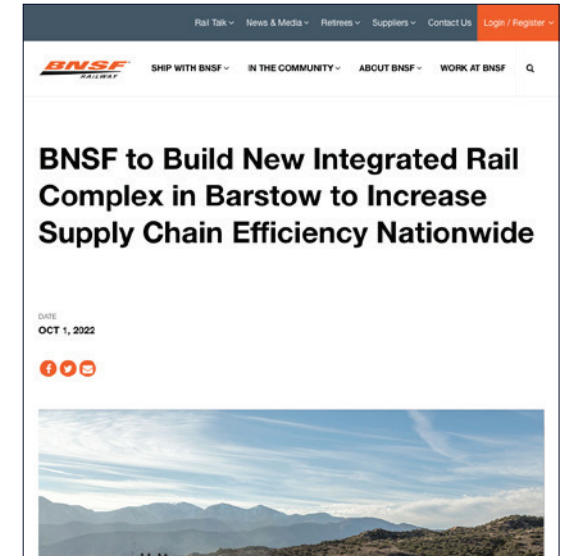


### INTERNATIONAL RAILWAY JOURNAL

#### 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

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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

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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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