



KOREK LAND COMPANY, INC.

**PRICED TO SELL!**

**320± ACRES**  
**BARSTOW AREA, CA**  
**(SAN BERNARDINO COUNTY)**

- LOCATION:** Located on Lenwood Road at the northwest corner of the Property and Santa Fe Avenue (Old Hwy 58) on the south boundary, situated just east of the Lenwood Road/Highway 58 interchange in Barstow, CA 92311.
- TOPO/APN:** The Property has varied terrain, from level to rolling, offering some nice territorial views. Subject has Hwy 58 visibility. APN 0497-021-15 = 319.6+/- acres.
- ZONE:** RL – Rural Living. Allows for a variety of residential, agricultural, commercial, service and transportation uses. Alternative energy production – “off the grid”. **BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER’S INTENDED USE.**
- UTILITIES:** Utilities are at Old Highway 58. **BUYER TO VERIFY AVAILABILITY OF ALL UTILITIES FOR BUYER’S INTENDED USE.**
- ACTIVITY:** South of the Property, at I-15 and “L” Street, the City approved over 100 acres for the new Shops at Spanish Trail Specific Plan, which has over 800,000 SF of commercial entitlements. Burlington Northern Santa Fe recently opened an interim Intermodal facility to improve their trucking of rail delivered goods across the West. BNSF is also working on the expanded permanent Intermodal facility. BNSF has about 1,000 employees and seems to be growing. Only Fort Irwin with over 1,000 employees and many visitors to the base. Upwards of 25,000 people per day can interact with the Fort operations.
- PRICE:** Reduced to \$299,000! Motivated Seller! **Make an offer!**
- CONTACT:** Larry D. Lynch (CalDRE #01180573) at [larry.lynch@korekland.com](mailto:larry.lynch@korekland.com) or (310) 919-7803 for additional information.

**DISCLAIMER NOTICE TO BUYER:** The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. (“KLC”). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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