



BARSTOW

*More
Than a Stop.*A GREATER
CONNECTION.Barstow International Gateway
CONCEPTUAL ILLUSTRATIONBARSTOW
INTERNATIONAL
GATEWAY

BARSTOW, CALIFORNIA | SAN BERNARDINO COUNTY

BARSTOW INTERNATIONAL GATEWAY

A MAJOR LOGISTICS DESTINATION FOR A GROWING
SOUTHERN CALIFORNIA MARKET.

146.94 ACRES

TWO CONTIGUOUS PARCELS | VACANT LAND

ASKING PRICE

\$125,000

~\$851 / ACRE



Strategically located for today's supply chain and tomorrow's growth.
A rare land opportunity near the Barstow International Gateway
and BNSF's growing logistics network.

STRATEGIC
LOCATIONFREIGHT
CONNECTIVITYGROWING
MARKETLASTING
OPPORTUNITY

01 | THE OFFERING

A simple land story with a much bigger regional catalyst.

Two contiguous parcels totaling approximately 146.94 acres in unincorporated Barstow, held as Parcel Map 3746, Parcels 1 and 2.

146.94 AC

COMBINED LOT SIZE

6.40M SF

COMBINED LOT AREA

2 PARCELS

CONTIGUOUS OWNERSHIP

\$125,000

ASKING PRICE

THE INVESTMENT THESIS

- 1

Scale at a low absolute basis

~147 acres at approximately \$851 per acre creates a low-entry land-bank position.
- 2

Contiguous assemblage

A single buyer controls both parcels in one acquisition rather than assembling multiple ownerships.
- 3

Regional logistics growth

Barstow is being repositioned by BNSF's \$4B BIG investment and related public infrastructure.
- 4

Optionality, not entitlement

Potential long-term uses may include land banking, recreation, RV and renewable-energy concepts, subject to County review.

WHY BARSTOW NOW

\$4 BILLION

BNSF private investment in BIG

~9M SF

transload warehouse space in City plan

15,000

long-term operational jobs projected

Property facts from current DM / Chicago Title. BIG metrics from BNSF and City of Barstow public materials. Subject is not represented as inside or adjacent to BIG.

02 | LOCATION

Local context: the subject sits south of Barstow within the broader Desert growth corridor.

The parcel boundaries or coordinates provide the most reliable way to identify the site because the land has no conventional street address. The site benefits from regional proximity to Barstow, I-15, I-40, and the logistics growth corridor.



03 | CONNECTIVITY

Barstow is where Southern California freight routes converge and turn inland.

BNSF describes BIG as an integrated rail and logistics hub roughly 130 miles from the San Pedro Bay ports.

130 MILES

BNSF STATED DISTANCE FROM THE PORTS TO BARSTOW



PORTS OF LA + LB
San Pedro Bay



ALAMEDA CORRIDOR
Direct rail connection



BARSTOW + BIG
Intermodal + transload

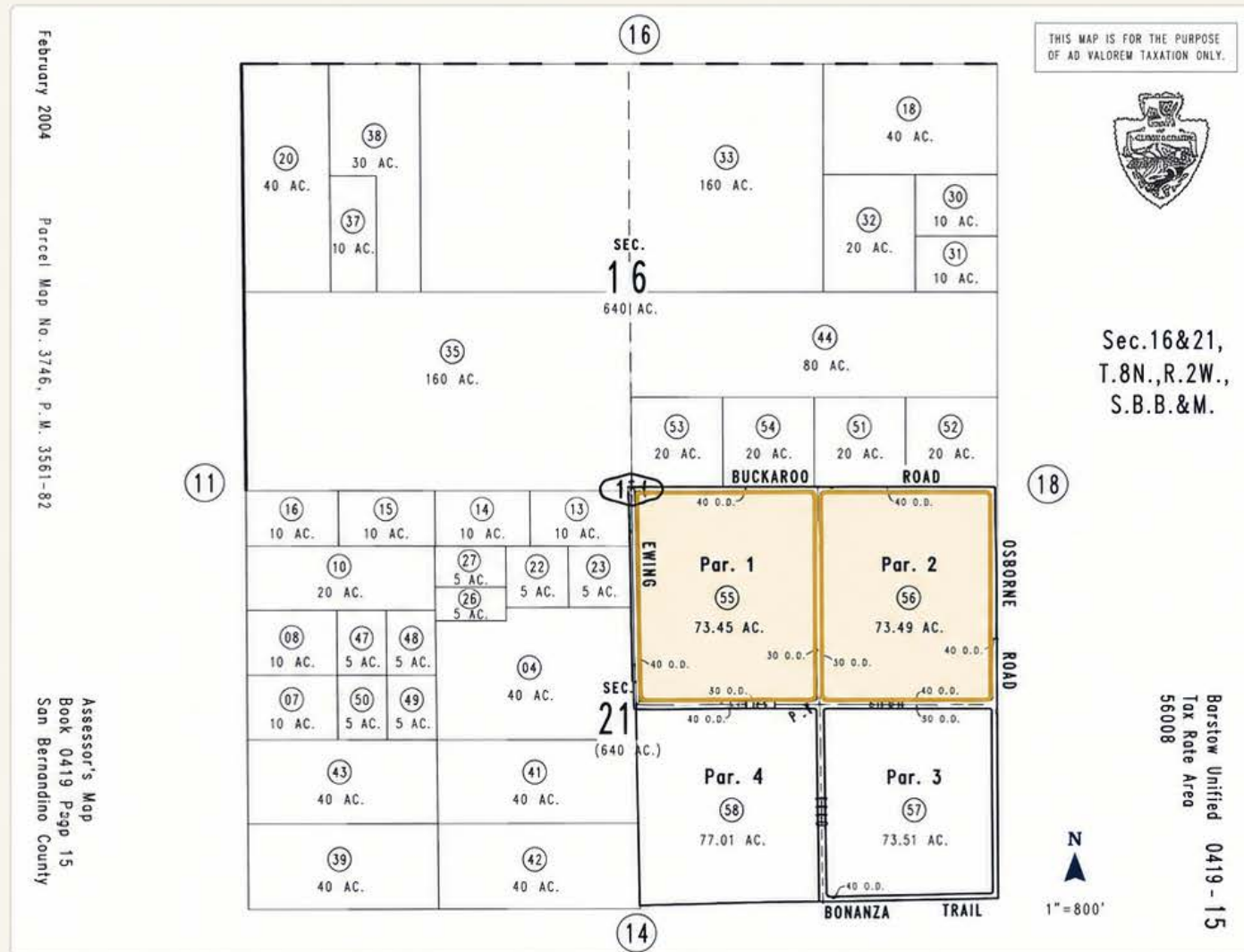


SOUTHERN TRANSCON
National rail network

Source: BNSF Railway public BIG materials. Route diagram is illustrative and not a navigation map.

Recorded Plat Map

Both subject parcels are shown on the recorded plat map within Assessor Map 0419-15 / Parcel Map 3746.



SUBJECT PARCELS

Par. 1

APN 0419-151-55-0000

73.45 AC

Par. 2

APN 0419-151-56-0000

73.49 AC

Combined Assemblage
146.94 AC

Recorded plat map reproduced for reference only. Buyer to independently verify parcel boundaries, dimensions, legal access, and all property information.

What BNSF is building west of Barstow.

A master-planned rail and logistics complex combining intermodal rail, transload warehousing, block-swap capacity and supporting infrastructure.



~4,500 ACRES

BNSF public description



4,335 ACRES

City Specific Plan project area



~9M SF

transload warehouse space



\$4B

estimated total investment¹

1. Estimated total investment per City of Barstow Planning Commission staff report (May 16, 2026).
Sources: BNSF Railway (June 17, 2026) and City of Barstow Planning Commission staff report (May 16, 2026).

BIG is not just a rail yard. It is a multi-billion-dollar logistics ecosystem.

The strongest marketing story is the scale of committed infrastructure, economic activity and supply-chain change - while keeping the subject positioning appropriately qualified.

**\$4B**

PRIVATE INVESTMENT

62,000

CONSTRUCTION-RELATED JOBS

15,000

LONG-TERM OPERATIONAL JOBS

205M

TRUCK MILES REDUCED | 2028

Source: BNSF Railway June 17, 2026 BIG approval release. Truck-mile metric is a project-wide projection, not a subject-property benefit estimate.

The BIG story has materially advanced in 2026.

The brochure should show buyers that this is no longer just an early concept: public approvals and private logistics partnerships have continued to progress.



WHY THIS MATTERS

A stronger OM should frame BIG as a continuing regional demand catalyst, but keep the subject sale rooted in its actual attributes: acreage, basis, location, access diligence and future optionality.

Sources: City of Barstow planning materials; BNSF Railway June and August 2026 releases; BNSF Intermodal Customer Reference Guide 2026.

08 | BUYER POSITIONING

Buyer optionality: multiple long term positioning paths may be worth evaluating.

For a buyer seeking flexible desert land exposure, the assemblage may support several potential strategies, subject to zoning confirmation, feasibility review and County approvals where applicable.



LAND BANKING

A long term hold strategy focused on scale, low basis and exposure to regional growth.



RECREATION

Desert recreation or camping oriented uses may merit evaluation, subject to County rules and site specific review.



RV PARK

RV park concepts may be explored in the appropriate approval context, subject to zoning, infrastructure and development standards.



RENEWABLE ENERGY

Solar or related renewable energy concepts may be considered, subject to interconnection, approvals and site suitability.

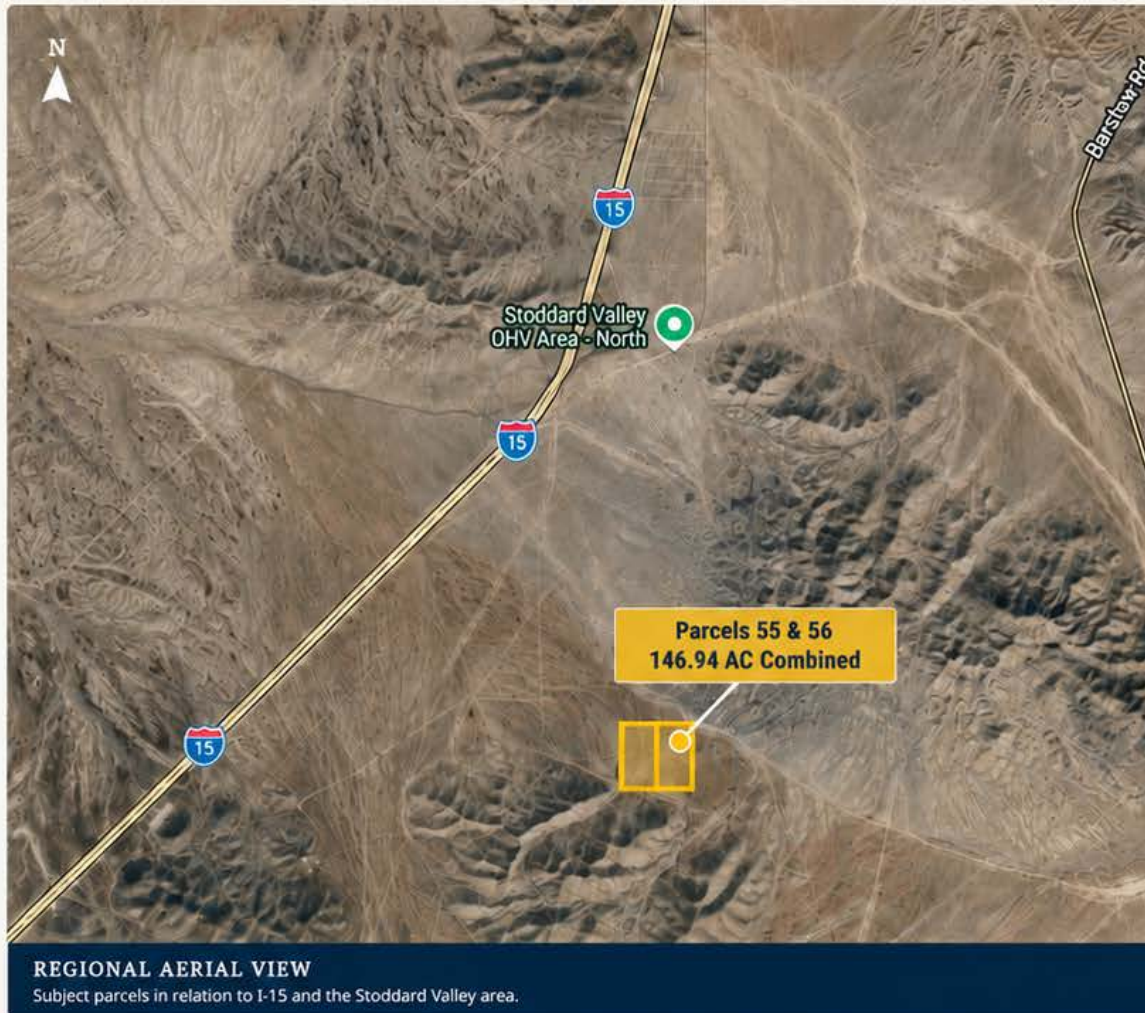
Illustrative use concepts only. No representation is made that any specific use or development is currently permitted or feasible. Buyer to independently verify zoning, utilities, access, approvals and development potential.

Use concepts are illustrative and subject to change based on County zoning, planning, and other applicable requirements.

07 - AERIAL LOCATION

The subject parcels are clearly visible in both close-in and broader aerial context.

The assemblage totals 146.94 acres and is illustrated below using available aerial imagery for close in and regional orientation.



Parcel 55
APN 0419-151-55-0000
73.45 AC

Parcel 56
APN 0419-151-56-0000
73.49 AC

Combined Assemblage
146.94 AC

Illustrative aerial exhibit.

Aerial boundaries are approximate and provided for marketing reference only. Buyer to independently verify parcel boundaries, dimensions, access, and all property information.

10 | OPPORTUNITY SUMMARY

Straightforward pricing. Clear parcel information. A clean acquisition opportunity.

This summary is intended to help buyers quickly evaluate the key pricing and property facts.

\$125,000

ASKING PRICE

~ \$851 / ACRE COMBINED

PROPERTY	Vacant land two contiguous parcels
SIZE	±146.94 acres combined
APNs	0419-151-55-0000 + 0419-151-56-0000
LOCATION	Unincorporated Barstow, California
ZONING	RC* Resource Conservation
PARCELS	Parcel 55: 73.45 AC Parcel 56: 73.49 AC

BUYER HIGHLIGHTS

- ✓ Two contiguous parcels sold together
- ✓ Low absolute acquisition basis
- ✓ Meaningful scale at 146.94 acres
- ✓ Regional growth narrative tied to Barstow and BIG
- ✓ Potential optionality for land banking, recreation, RV or energy concepts
- ✓ Aerial and plat exhibits included in OM
- ✓ Subject to buyer verification of zoning, access, utilities and feasibility

CONTACT BROKER FOR PROPERTY MATERIALS

**Zoning references are from prior materials and should be independently verified with San Bernardino County.*

11 | CONTACT

For additional property information, contact Darvishian Real Estate Investment Services.



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CONFIDENTIALITY + DISCLAIMER

The information contained in this Offering Memorandum is provided for prospective purchasers evaluating the subject property. It is a summary only and should not substitute for a buyer's independent investigation. Darvishian Real Estate Investment Services has not independently verified all information and makes no warranty or representation regarding accuracy or completeness. Buyers must independently verify acreage, boundaries, access, zoning, utilities, environmental conditions, title, taxes, easements, and development potential. References to the Barstow International Gateway are included solely for regional context; the subject parcels are not represented as being within or adjacent to the BIG project.

PRIMARY SOURCES

Chicago Title Advantage property reports | San Bernardino County Land Use Services | City of Barstow BIG / General Plan materials | BNSF Railway public releases and intermodal guide | Brokerage research

An opportunity to acquire meaningful scale at a low basis, with long term optionality in Barstow's evolving logistics and growth corridor.

Prepared as a buyer-facing marketing memorandum using available property and public information.