

Mojave River Valley (High Desert) Developments

As President of Joseph W. Brady, Inc. dba The Bradco Companies- the most active, longest standing, full-service, commercial, industrial, office, retail, and land brokerage firm in the High Desert (Mojave River Valley) region, I am pleased to present the following information relative to major projects underway or planned within the cities of the Mojave River Valley that we believe will be a great benefit to your company.

Adelanto, CA:

- ✦ ±2,000,000 SF of cannabis buildings have been developed, leased, and sold in the last couple of years. The Bradco Companies holds one of the largest transactions in Adelanto's Cannabis Zone at \$11,800,000.
- ✦ Tesla owner, Elon Musk, constructed The Boring Company in the city. The ±20-acre project area conducts digging and installation tests of their innovative transportation, utility, and freight tunnels. The tunnels were well received and are using Teslas to transport Las Vegas visitors underground between casinos.
- ✦ Ecosave I – Warehouse distribution facility, including the construction of a 158,298 SF warehouse building and a 151,484 SF warehouse building. The project is located north of Barcelona Avenue, South of Vintage Road, west of Jonathan Street and east of Permain Street
- ✦ Copart, Inc. – Asset Liquidation On-line Auction which is the construction of a 12,800 SF office building and 60-acre storage facility. The project site on 61-acres located at the southwest corner of Raccoon St & Cassia.

Barstow, CA:

- ✦ BNSF (Burlington Northern Santa Fe) continues to expand and impact the area. On October 1, 2022, at the Harvey House in Barstow, BNSF announced the acquisition of ±4,500 acres on the west side of Barstow for the future development of "Barstow Integrated Gateway" ("BIG").
 - With a planned ±\$1.5 billion investment, BNSF's future integrated rail facility will be a state-of-the-art master-planned rail facility and the first to be developed by a Class 1 railroad. The facility will consist of a rail yard, intermodal facility, and transloading warehouses. The facility is projected to enhance the efficiency of the ports of Southern California, improve freight transportation, create critical improvements to the nation's supply chain demands, and alleviate traffic congestion.
 - Locally, "BIG" will potentially create an immense upward turn for the economy of Barstow and the High Desert (Mojave River Valley) with a potential implementation of ±20,000 direct & in-direct jobs.



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- ✚ I am the Managing Member of Barstow Spanish Trail, LLC, which controls a fully entitled ±801,000 SF Masterplan (Specific Plan) in Barstow CA called “The Shops at Spanish Trail” situated on ±63 gross acres and ±50.38 net acres.
 - The property is along Interstate 15 & Avenue L, adjacent to and surrounding the existing Home Depot. One of parcels involves a 13.07± acre property that we have allowed a developer in Southern California to put under option. Another parcel involves ±6.48-acres.
 - This project has hotel-accommodating development opportunities along another heavy traffic impacted section of the Hwy 15, where travelers and commuters stop to eat, rest, shop, and sleep to and from Las Vegas. Pads are projected to be available for lease and purchase in the near future.
- ✚ Hotel Investment Group begun constructing a 181-key hotel located on a 3.28± acre site at 2551 Mercantile Way in Barstow. The four-story asset is expected to be ready by the start of 2023. The dual-branded facility will be associated with Fairfield Inn & TownePlace Suites, which is Marriott International’s mid-priced, upper-midscale, and extended stay brand that targets business travelers.
- ✚ Raising Cane’s opened their brand-new location on May 4 2021, in Barstow. They are doing extremely well at their new location on Fischer Blvd. They are averaging somewhere between \$150,000± to \$180,000± per week. We also have a brand-new Kentucky Fried Chicken, Dutch Brothers, and Taco Bell on East Main that have opened and are doing well.

Hesperia, CA:

- ✚ The massive three (3) building industrial project (now under construction with one building nearly complete) being developed by Covington Capital on the west side of the I-15 & Hwy 395 intersection. The project’s gross acreage is 232± acres. Covington Capital graded 186± acres and moved 2,000,000 cu. yd. of dirt. The buildings have a forty (40) ft. clearance and true flat floors.
 - Building #1
 - ±1,035,000 SF – Developed in conjunction with Excel as a Build to Suite for Modway furniture company. Modway relocated from Fontana, CA.
 - Building #2
 - ±1,227,000 SF (28± acres under roof) currently under construction
 - Building #3
 - ±1,004,400 SF Purchased by Exeter and currently under construction
- ✚ Development has started for a 9,633± acre master-planned community, the “Silverwood” project, formerly referred to as “Tapestry”. This approved 15,633± home project has been in the works for nearly four (4) years with six (6) national builders now selected. Phase I consists of moving 10,000,000± cubic yards of dirt and construction of ±1,987 homes. The model complex, with six builders, is projected to open on Superbowl Sunday 2024.
 - The General Manager of this project is a reputable Maser Planned Community Developer of DMB Development (Arizona).
- ✚ Brightline has announced a future Speed Train Onboarding station to be constructed at the interchange of Hwy 395 & I-15. This will be the projected station for the connection between the Inland Empire and the High Desert going to/from Las Vegas.

Town of Apple Valley, CA

- ✚ The \$8 Billion Brightline – Virgin Speed Train project is hoping to announce financing approval for construction by Fall 2023. The route will be from Rancho Cucamonga to Hesperia to Apple Valley to Las Vegas. With a trip time from the High Desert being 90 minutes!
 - Brightline has purchased ±264-acres of the southeast corner of Dale Evans Pkwy & I-15 for \$10± Million and ±110-acres on Las Vegas Strip for \$140± Million
 - We are anticipating an increase in employees living in the High Desert region and using this train to commute to work in Las Vegas and cities in the lower valley areas.

- ✚ In the last two (2) years, the Town of Apple Valley has welcomed ±1,250,000 SF Big Lots Distribution Center

Victorville, CA:

- ✚ Amazon have recently constructed two facilities within the city limits.
 - 15272 Bear Valley Rd, Victorville, CA 92395 (DFX4 Amazon)
 - The former Wal-Mart was repurposed to a ±115,000 SF Amazon fulfillment center. The facility is open and operating.
 - ±1,000,000 SF storage, distribution, and fulfillment facility
 - Situated on ±71.4 AC at the northwest portion of Southern California Logistics Airport (SCLA); north of Keurig Dr. Pepper Botting Plant and west of SCLA's primary runway.
 - Projected to bring ±1,000 jobs to the area
 - Expected completion of 2022 year end

- ✚ Prior to the recent immense increase in interest rates, Homebuilders were doing very well, and many new constructions were erecting throughout the High Desert (Mojave River Valley). We do project construction to move faster than ever once interest rates decrease.
 - KB Homes
 - D.R. Horton
 - Richmond America
 - Frontier Homes
 - LGI
 - Hovnanian
 - Legacy Home Builders

- ✚ **Southern California Logistics Airport (SCLA)** is a ±8,500-acre multimodal (air, ground, and rail) freight transportation hub containing ±2,500-acre commercial and industrial complex entitled for ±60 million square feet of development. The hub is now fully controlled by ProLogis (a leading global industrial real estate company specializing in the acquisition, development, leasing and management of bulk distribution and light industrial properties located in high-growth and high-volume distribution markets).
 - The prior developer of SCLA, Stirling Development (Foothill Ranch, California), has developed ±5,000,000 SF of Class A LEED certified buildings in SCLA. Stirling is a strategic, full-service, value-added development company specializing in master-planned communities and major land renovations. They are responsible for over \$3 billion in development activity on large-scale land development projects in Southern California.

- Currently, SCLA has four buildings under construction totaling ±3,000,000 SF with ±65 AC under roof. Tenants within SCLA include:
 - General Electric
 - Boeing
 - Amazon
 - FedEd
 - ComAv
 - Fastenal
 - Newell Brands
 - Red Bull
 - Iron Mountain
 - MARS
 - Dr. Pepper
 - Grant & Bowman
 - United Furniture
 - Plasti-Pack
 - Rubbermaid

We are a firm built on long-term relationships and trust, thus we welcome you to visit our website at: www.TheBradcoCompanies.com to view our successful transactions, Broker & Client testimonials, and to see the several projects we take pride in assisting with and providing to the High Desert (Mojave River Valley) region. As we believe we are the most persistent firm in supporting, promoting, and serving the High Desert (Mojave River Valley), we are motivated to assist you through successful real estate endeavors in this region.

Please feel free to contact me via email: jbrady@thebradcocompanies.com, office: (760) 951-5111ext. 101, or cell: (760) 954-4567 daily from 8:00am – 5:00pm, PDT to discuss these developments.

JWB/lj