



PROPERTY DESCRIPTION

205 acres including Four (Count Em!) I-40 on/off-ramps at Mountain Springs Road and National Trails Highway (Route 66 goes over Bridge)! 2-17 acre parcels on North side and One 171 acre parcel on South side, Feasibility study & Business Plan shows \$71,000,000 annual gross income potential with Travel Center development. Environmental review complete, clear title, and free and clear property, commercial-rated bridge over I-40, Water Reclamation Plant & Project suggested, water and power available. Business Plan and construction schedule and costs with drawings come with the package!!!



PROPERTY HIGHLIGHTS

Highway to left of US 40 is Route 66

- Price: **CALL FOR DETAILS**
- Acres: 205.00
- County: San Bernardino
- State: California
- Closest City: Essex
- Property Type: Commercially Zoned
- Three Parcels, Numbers: APN #656-251-01, APN #656-241-07, APN #656-241-09

JUST RE-ZONED COMMERCIAL **ACT NOW! WON'T LAST!**

San Bernardino County supports development & Will Work with Buyer. COUNTY WANTS DEVELOPMENT. 28 miles west of Needles and 85 miles east of Barstow on heavily traveled truck corridor US 40. Located amid the Piute Mountains at top of hill visible from both directions. Perfect for Travel Plaza, motels, hotels, car and truck fueling/charging and repair station, truck & car wash, fast food, lodging, RV Park, Camping, Food courts, shops and more! Build your own city! GOLD MINE on property, GHOST TOWNS NEARBY. Perfect site for Mojave Desert Visitor's Center and Route 66 Museum! Also, single family and/or offbase military housing, training. Great for storage camp grounds. Great for hotel/motel location. Nothing rusts!



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mountainspringsoasis.com

205 ACRES IN SAN BERNARDINO COUNTY

FOUR I-40 OFF-RAMPS AT MOUNTAIN SPRINGS RD. & ROUTE 66



THE FUTURE STATE OF ART TRAVEL TRUCK CENTER WITH PARKING FOR OVER A 1000 TRUCKS.

Aside from providing Diesel, this new travel center will have restaurants and good home cooked meal and stores for shopping, a truck repair, truck wash, showers with no wait time and nice comfortable places to sleep and then of course, morning breakfast.

RV PARK FOR CAMPERS

A great place to stop with your RV or trailer and stay in the area a few days or months and visit all the parks, ROUTE 66 towns and highway, The Grand Canyon, Laughlin, a multitude of casinos and fine restaurants close by in Laughlin, and Nevada as well as Bullhead City and Lake Havasu, Colorado River and London Bridge and old town of Kingman, Arizona. There are vast Government lands nearby to explore.

VISIT ALL THE FASTFOOD CHAINS, CASUAL DINING RESTAURANTS

Places like Wendy's, Denny's, Chick-fil-a, Burger King, Taco Bell and Del Taco would be wise to open here. Biggest favorite would be In and Out.

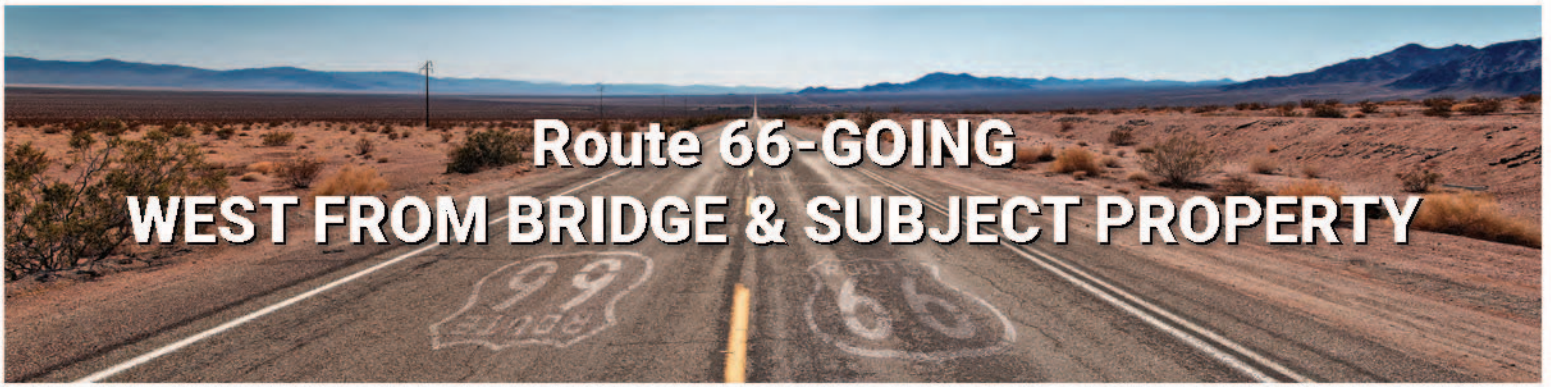
Also, a Steakhouse with promotion to eat 72 oz steak with all the trimmings—finish in 45 minutes and dinner free. There is so much more to be developed here. Only imagination can limit you. Choose your Favorite Fast Food chain, Stop for Good Old Home Cooking Restaurant, Top Steakhouse & all shops. **TRUCKS WILL MAKE THIS A DESTINATION STOP.**

ROADSIDE INFORMATION CENTER

This will help tourists with the various sites and making arrangements to cover the area. Passing out coupons to different participating establishments while visitors stay at RV Park or Motel or Truck Travel center or just stop for gas, food or directions for Route 66 and the many fabulous places to visit.

This could be a Route 66 destination for travelers to jump off from here. Bring a lot of businesses to locations.





TRAVEL CENTER ENTITLEMENTS FROM SAN BERNARDINO COUNTY

Establish Water District with approval from Needles.
Establish Wastewater Treatment Plant with approval from San Bernardino County Environmental Health Services.
Bring existing wells (2) up to necessary capacity and install new wells at identified locations with approval from SBCEHS. Water is very close to surface.
Water very plentiful at property and in surrounding areas.

FENNER BASIN AQUIFER POSSIBILITIES

This property is located right on top of the Fenner Basin Aquifer.

Two existing CALIFORNIA REGISTERED NUMBERED WELLS with water close to the surface on the property.

THIS IS HUGE!!!

See Website for more details:

mountainspringsoasis.com



ENTRY LEVEL HOUSING

Single Family Residences can be built here.
Plan for enough for employees. Enough land for housing development. Can ADD as needed!!!

Would also include a motel and RV park and potential small apartment buildings.

Plenty of property for all these developments.
The CITY IS STARTING TO GROW!!!!!!



BUILT-IN THEME AND OPPORTUNITY

Route 66, the mythic gateway road that led from Lake Michigan to the Pacific Coast, was in danger of being completely forgotten in the late 20th century as super highways replaced the main artery in each state. But in recent years there has been a resurgence of interest in the "Mother Road" as business owners, preservationists and travelers have banded together to save and support some of the route's most famous landmarks.

This location has both a super highway (Hwy 40), with massive traffic exposure at the top of the longest highest grade. The property has existing exits in both directions with a newly built overpass allowing Historic Route 66 to passing right through it and over the freeway. Sitting atop of the longest and highest grade on the corridor, this property can be seen for miles and it's slow truck lanes on both sides is a natural stop for long distance truckers and travelers.

This property is located in center of many historical towns and areas to visit including large Federal Lands. There are two on-ramps on each side of freeway— EVERYTHING HERE FOR MASSIVE DEVELOPMENT.

HISTORIC ROUTE 66 CORRIDOR MANAGEMENT PLAN

Follow the following link to the Historic Route 66 Needles to Barstow Corridor Management Plan

<http://route66ca.server274.com/wp-content/uploads/2016/03/Complete-CMP-Document.pdf>

The California Historic Route 66 Needles to Barstow Corridor Management Plan (CMP) is part of an ongoing regional and national effort to keep America's Main Street, the 2,448-mile ribbon of highway that was once an inspiring symbol of adventure and freedom, from vanishing into the past. The California section from Needles to Barstow through the Mojave Desert is one of the most unique sections of the route—with its one-hundred twenty-eight timber trestle bridges and associated drainage features and its distinctive landscape context which has changed very little since the establishment of Route 66 in 1926. See Website WikiTravel.org Refers to going over bridge at Mountain Springs Road and Stopping at Chambless, Amboy (Roy's & Crater), Bagdad, Siberia and Klondike.

ROUTE 66 COST-SHARE GRANT PROGRAM; THE STATE OF CALIFORNIA MAY BE YOUR PARTNER

The Route 66 Corridor Preservation Program provides cost-share grant assistance to support the preservation of the most significant and representative historic Route 66 buildings, structures, road segments, and cultural landscapes in the eight states through which the route passes. Assistance is also provided to support research, planning, oral history, and educational outreach projects related to the preservation of Route 66. Find out more at:

<https://www.nps.gov/orgs/1453/rosl-66-cost-share-grants.htm#:~:text=The%20Route%2066%20Corridor%20Preservation,through%20which%20the%20route%20passes>

FOR MORE INFORMATION

Please go to mountainsspringsoasis.com

- Full appraisal on large South Parcel. Adding 2 North parcels to get \$4,500,000 Fair Market Value
- Business Plan of prior JV-shows \$71,000,000 yearly Gross income of major Development.
- Large report on Travel Truck Center from Barstow Cal to KINGMAN Ariz all on US 40
- Free & Clear Lawyers Title Report dated 8/23/16
- Route 66 Article
- Listing on Facebook account: Southern California Real Estate Investors
- Listing: loopnet.com/Listing/I-40-exit-National-Trails-Hwy-Route-66-Needles-CA/22750338
- Other Property Data and Information on subject Property



Aerial View of Three Parcels Taken from North to South showing US 40 interstate Frontage and Route 66 over Bridge



Wireless electric tower on large south parcel