

**Seller Financing Available - Owner Will Carry Part of Purchase Price**



## PROPERTY DESCRIPTION

211 acres positioned at the Mountain Springs Road / Historic Route 66 interchange on Interstate 40, with access from all four I-40 and off-ramps. The property consists of two ±17-acre parcels on the north side of I-40 and one ±177.88-acre parcel on the south side. Prior feasibility work supports significant commercial development potential, including travel-center-related uses. Environmental review has been completed, title is free and clear, and the existing bridge over I-40 is commercially rated. Water and power are available on site. Supporting materials, including feasibility studies and development concepts, are available as part of the due-diligence package.



## PROPERTY HIGHLIGHTS

- Highway to left of US 40 is Route 66
- Price: **CALL IN FOR PRICING**
- Seller Financing Available
- Acres: 211 Acres (Three Parcels)
- Commercial Zoning (CR)
- Brand New Commercial Well (February 2025)
- Water & Power Available
- County: San Bernardino
- State: California
- Between Barstow and Needles on Highway 40
- Property Type: Commercially Zoned
- Three Parcels, Numbers: APN #0656-251-01-0000, APN #0656-241-070000, APN #0656-241-09-0000

## ZONED FOR HEAVY/LIGHT COMMERCIAL & RESIDENTIAL

Commercial zoning supports a wide range of light and heavy commercial uses, with additional flexibility for supporting residential components where permitted.

San Bernardino County has demonstrated openness to responsible commercial development in this corridor. The property is located approximately 28 miles west of Needles and 85 miles east of Barstow along Interstate 40, a heavily traveled regional and interstate truck corridor. Strategically positioned at the top of the pass, the site benefits from elevated placement and extended visibility in both eastbound and westbound travel lanes. The property is well suited for phased commercial development, including travel-center related services, hospitality, fuel, food, RV, and supporting commercial uses. Additional visitor-oriented or Route 66-related concepts may also be considered, subject to buyer planning and approvals.



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# STRATEGIC INTERSTATE COMMERCIAL DEVELOPMENT SITE

*SUITABLE FOR TRAVE-CENTER-RELATED SERVICES, TRUCK-ORIENTED AMENITIES,  
HOSPITALITY, AND SUPPORTING COMMERCIAL USES.*



## RV & VISITOR ACCOMMODATION POTENTIAL

The location is well positioned to support RV-oriented development and extended-stay accommodations serving Interstate 40 travelers and regional tourism traffic. The surrounding area provides access to numerous regional destinations, including Historic Route 66 communities, the Colorado River corridor, Lake Havasu, Laughlin, Kingman, and other Southwest travel destinations. The property's interchange visibility and accessibility create a natural stopping point for travelers and recreational users. Nearby public lands and open-space areas provide additional appeal for RV, camping, and visitor-related uses.



## FOOD, RETAIL & TRAVEL SERVICES

The site is suitable for a range of food, fuel, retail, and travel-related commercial uses consistent with highway-oriented development. Potential uses may include quick-service and casual dining, travel plaza amenities, convenience retail, service-related businesses, and supporting commercial services. Final tenant mix and development concepts would be determined by the buyer based on market demand. The visibility, access, and truck corridor positioning make the property well suited for destination-oriented commercial services.



## VISITOR INFORMATION & ROUTE 66 CONCEPTS

Given its location along Historic Route 66 and Interstate 40, the property may also support visitor-oriented uses such as a tourism information center, Route 66-related attractions, or complementary service amenities. These concepts are illustrative and subject to buyer planning and applicable approvals.





# HISTORIC ROUTE 66



## 2025 PRE-APPLICATION DEVELOPMENT REVIEW

A 2025 pre-application review was completed with San Bernardino County to evaluate potential phased commercial development concepts.

Conceptual uses reviewed included travel-center-related services, fuel and EV charging, retail, lodging, dining, vehicle service facilities, RV accommodations, storage, and supporting residential components where permitted.

Final development plans would be determined by the buyer and subject to applicable approvals.

## FENNER BASIN AQUIFER LOCATION

The property is located over the Fenner Basin Aquifer and includes a newly developed commercial well completed in February 2025. Water infrastructure has been established to support commercial development potential. Additional details and supporting documentation are available in the due-diligence materials.

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## RESIDENTIAL & SUPPORTING DEVELOPMENT POTENTIAL:

The property's size and zoning flexibility may allow for supporting residential components where permitted, including single-family or workforce housing associated with commercial development. Additional lodging concepts such as a motel, extended-stay accommodations, RV park, or limited multifamily components may also be considered, subject to buyer planning and applicable approvals. The scale of the site provides flexibility for phased development and long-term expansion.



## BUILT-IN TIME & ROUTE 66 POSITIONING

Historic Route 66 remains one of the most recognizable travel corridors in the United States. In recent decades, renewed preservation efforts and tourism interest have supported continued visitation and commercial activity along the “Mother Road.”

The property benefits from direct visibility and access at the Mountain Springs Road interchange on Interstate 40, with Historic Route 66 crossing via a commercial-rated overpass. Positioned at the top of the longest grade along this stretch of the corridor, the site offers extended visibility and natural slowing conditions for truck and traveler traffic in both directions. The surrounding region includes historic Route 66 communities, federal lands, and established tourism destinations, creating additional long-term commercial potential.

## HISTORIC ROUTE 66 CORRIDOR CONTEXT

The California Historic Route 66 Corridor Management Plan reflects ongoing efforts to preserve and enhance significant segments of the route between Needles and Barstow. This section of the Mojave Desert remains one of the most intact and historically distinctive portions of the original highway.

Buyers may explore potential alignment with regional preservation initiatives, tourism partnerships, or Route 66–related development concepts, subject to independent research and applicable approvals.

## ADDITIONAL INFORMATION AVAILABLE

Comprehensive due-diligence materials are available upon request, including:

- Commercial well documentation (February 2025)
- Appraisal summary materials
- Prior feasibility studies
- Corridor and market research reports
- Title information (free & clear ownership)
- Supporting Route 66 background materials

For complete information and to request the full due-diligence package, please visit:

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Wireless electric tower on large south parcel