

4.92 ACRES | 214,315.2 SQFT

A UNIQUE LAND DEVELOPMENT OPPORTUNITY AT A MAJOR GATEWAY TO SOUTHERN CALIFORNIA.

DEVELOP THE FUTURE AT 2150 GLEN HELEN ROAD



San Bernardino, California
92407-1520

About Us



Jules Clark Group specializes in providing comprehensive commercial real estate services tailored to meet the unique needs of businesses & investors. We offer a full range of services including property acquisition & disposition, leasing, tenant representation, property management, & market analysis.

Contact Us



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NOVO

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Commercial

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Prime Land Development Opportunity

● Offering Overview

NOVO Real Estate has been retained as the exclusive agent & advisor to present to qualified investors an opportunity to acquire **2150 Glen Helen Road**, located in a mixed-use zoning **Designation Recreation(DR)** as part of the Glen Helen Specific Plan.



- **APN** 0349-201-20-0000
- **Size** 4.92 Acres
- **Lot** 214,315.2 SqFt
- **PSF** \$42



Key Property Highlights

1 Maximizing Financial Gains

- Tax-Advantaged Investment Area
- Enterprise Zone Incentives
- Energy Efficiency Discounts for Large Consumers

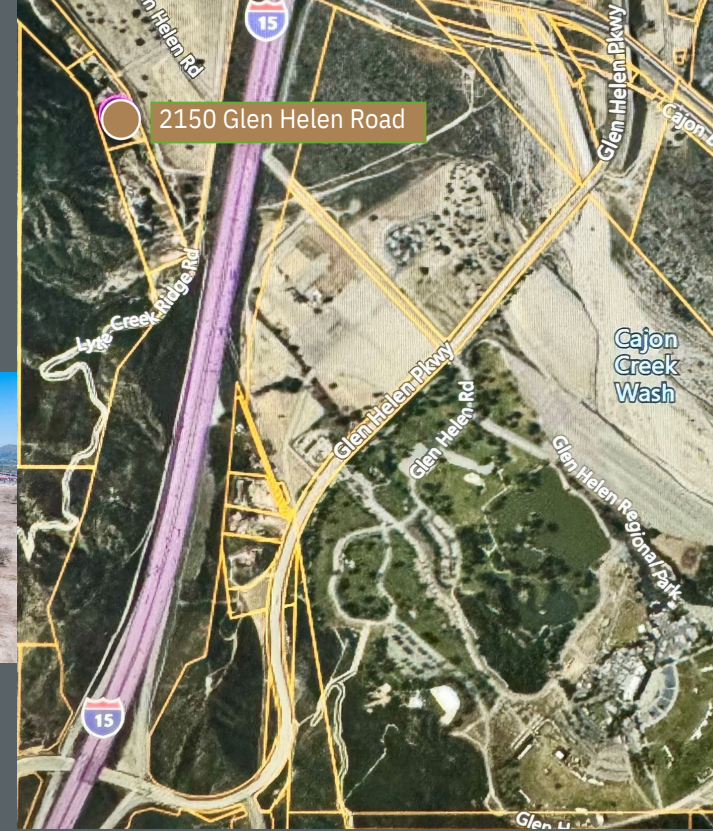


2 Strong Demographic Foundation

- 260,000 residents within 10 mile radius
- Median Household Income \$76,337.00
- 15 schools both public & private within a 5-mile radius

3 Prime Location & High Accessibility

- Advantages of Glen Helen Regional Park, Amphitheater, & Raceway
- Strategic Proximity to Multiple Hwys



Unlocking Potential

UNLEASHING MIXED-USE RECREATION POTENTIAL

Situated in the scenic Glen Helen area of San Bernardino, governed by the **Glen Helen Specific Plan**, the **Destination Recreation (DR)** designation allows for mixed-use development aimed at creating a harmonious blend of open space, nature, & recreational activities. Ensures that the development is sensitive to the physical and environmental constraints of the area, fostering sustainable growth & a balanced community lifestyle.