

LAND FOR SALE



**38989 HARVARD RD
SAN BERNADINO
CA 92365**

**5.5 ACRES
LAND FOR SALE**

Devon Sansone
(702) 321-1927
Devon@SansoneInvestments.com



Ben Atias
(725)600-1064
Ben@SansoneInvestments.com



Property Details

ACRES: 5.57

Zoned: CR

SALE PRICE: \$3,200,000

**PRICE PER LAND SF:
\$13.20**

Property Highlights

- 242,629 SF of land
- 5.57 Acres Off I-15
- Development Project Ready to Go
- Opportunity for Gas Station, Food Court, Electric Car Charging Station, RV Parking, and Rest Area
- All Architectural Plans and Studies/Reports Included
- Concrete and Curb Cut Work
- Pylon and Monument Signage Plans
- Franchise Companies in Tow
- High Traffic Travelers to/from Las Vegas
- 30% of 50 Million Visitors to Las Vegas Is From California
- Strategically Located Between Barstow & Bakers Field

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Site Plan

C-STORE
Truck Stop
Ev Charging

Retail Proposed

Sale Price:
\$3,200,000

IN THE COUNTY OF SAN BERNARDINO SITE PLAN HARVARD JUNCTION A.P.N. 0539-221-03

PORTION OF LOT 65 OF TRACT NO. 5655, RECORDED IN BOOK 72 OF MAPS, PAGES 90-91, TOGETHER WITH PARCEL 4 OF AMENDED PARCEL MAP 4811, RECORDED IN BOOK 61, PAGE 99, RECORDS OF SAN BERNARDINO COUNTY.

SITETECH, INC.

JANUARY, 2017

OWNER:

DAVID SWOISH
654 NORTH RANCH WOOD TRAIL
CRANFORD, CA 92589

APPLICANT:

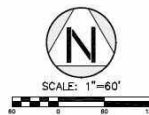
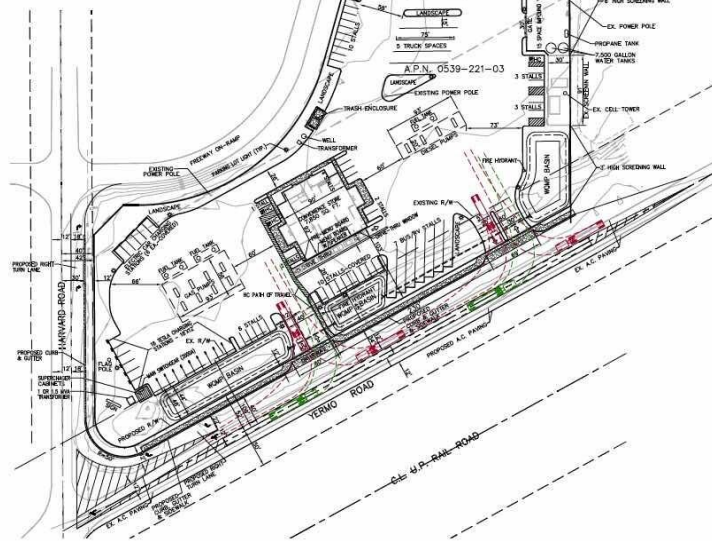
SOUTHWEST DEVELOPMENT GROUP
6635 DRANERWOOD ROAD
HIGHLAND, CA 92346
PH: (951) 334-7267

ENGINEER/MAP PREPARER:

SITETECH, INC.
38248 POTATO CANYON RD.
DARK CLEN, CA 92389
PH: (805) 864-3180



VICINITY MAP
NO SCALE



LOT COVERAGE:

TOTAL SITE	310,848 S.F.
BUILDING AREA	11,035 S.F. = 3.5%
PUMP & PARKING CANOPY AREA	14,897 S.F. = 4.8%
PARKING/DRIVEWAY/PAVEMENTS	178,551 S.F. = 57.8%
LANDSCAPING & BASIN AREA	95,561 S.F. = 30.8%
IMPOUND PARKING	4,733 S.F. = 1.5%
CELL SITE	2,621 S.F. = 0.8%
PICNIC CANOPY AREA	2,450 S.F. = 0.8%

UTILITY COMPANIES FOR THIS PROJECT:

TELEPHONE:	ELECTRIC:	SEWER:
VERIZON P.O. BOX 641 SAN BERNARDINO, CA 92401 PH: (909) 482-0711	SOUTHERN CALIFORNIA Edison CO. 287 TENNESSEE STREET REDLANDS, CA 92373 PH: (909) 335-7191	PRIVATE SEPTIC
CABLE TELEVISION:	GAS:	WATER:
SATELLITE SYSTEM	PROPANE	PRIVATE WELL

PARKING SPACE ANALYSIS:

Land Use/Req./mt.	Parking Rate	Bldg. Size/Rate	No. of
CONVENIENCE STORE	1.5#/250 S.F.	2,850 SQ.F.T.	Stall Req'd:
TIRE SHOP	3.5#/SERVICE BAY	3 SERVICE BAYS	9
15 SPACE IMPOUND YARD	N/A	N/A	N/A
324 SPACE IMPOUND YARD	N/A	N/A	N/A
Loading Zone (LZ)	(11) / Per Use	2 USES	2
Handicap Stalls (HC)	28-50 REGULAR STALL BRACKET (REQ'D)		2

TOTAL PARKING STALLS REQUIRED:	41 Regular 2 Handicap 2 Loading 45 Total
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PARKING STALLS PROVIDED:	(77 = STD. 8'x19' 1 = Van Handicap) 2 = Reg. Handicap) 2 = Loading Zone) 6 = Electric Vehicle) 16 = Tesla) 7 = Bus) 9 = Seim-Truck) 9 = RV) 15 = Impound Yard)
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TOTAL PARKING STALLS PROVIDED:	144
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NOTES:

- EXISTING LAND USE DISTRICT IS: C-1 - RURAL COMMERCIAL.
- LEGAL DESCRIPTION: THAT PORTION OF LOT 65, TRACT NO. 5655, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 72 OF MAPS, PAGES 90 AND 91, RECORDS OF SAID COUNTY, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 30, 1961, IN BOOK 5595, PAGE 17, OFFICIAL RECORDS OF SAID COUNTY. A.P.N. 0539-221-03.
- ALL PROPOSED BUILDINGS SHALL MEET SAN BERNARDINO COUNTY DEVELOPMENT CODE REQUIREMENTS.
- MAXIMUM USE: SEE ARCHITECTURAL PLANS.
- ALL PROPOSED INFRASTRUCTURE IMPROVEMENTS SHALL MEET SAN BERNARDINO COUNTY DEVELOPMENT CODE REQUIREMENTS PER CHAPTER 83.10.
- SIGNAGE PER ARCHITECTURAL PLANS.
- NO KNOWN PROTECTED PLANTS EXIST ON SITE.
- HOURS OF OPERATION: 24 HOURS A DAY, 7 DAYS A WEEK.
- ADJACENT ZONING AND LAND USE: RURAL COMMERCIAL.
- GRAZING IS PROPOSED AS A PART OF THIS PROJECT.
- NO KNOWN EASEMENTS EXIST ON SITE.
- OUTDOOR LIGHTING PER ARCHITECTURAL PLANS.
- LOT COVERAGE TOTAL LOT COVERAGE FOR THIS PROJECT IS LESS THAN 10%.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.

Aerial

Approximately 50 million people travel between Las Vegas and Southern California annually

128 miles or 1 Hour and 30 minutes To Las Vegas

Great Access to I-15 Freeway

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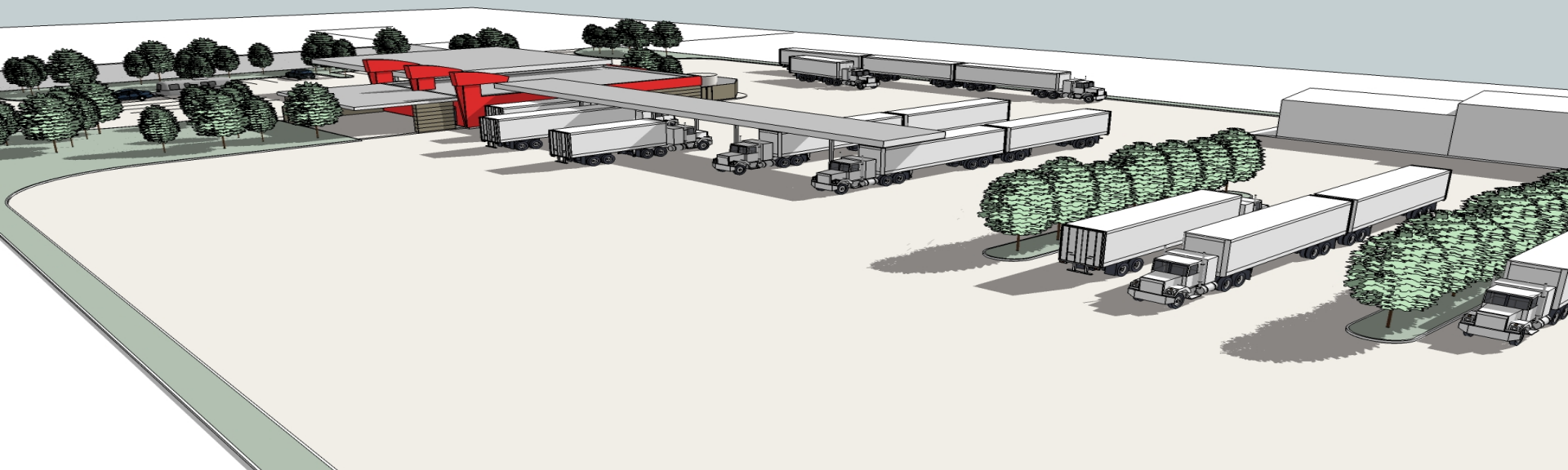
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DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	27	133	604
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	11	52	238
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$35,600	\$44,200	\$53,100

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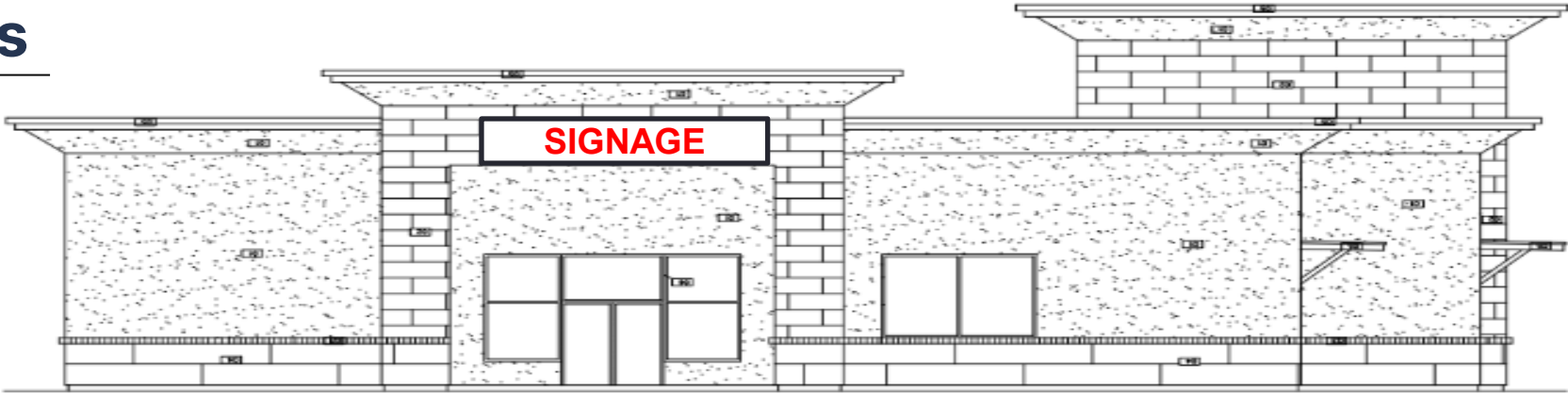
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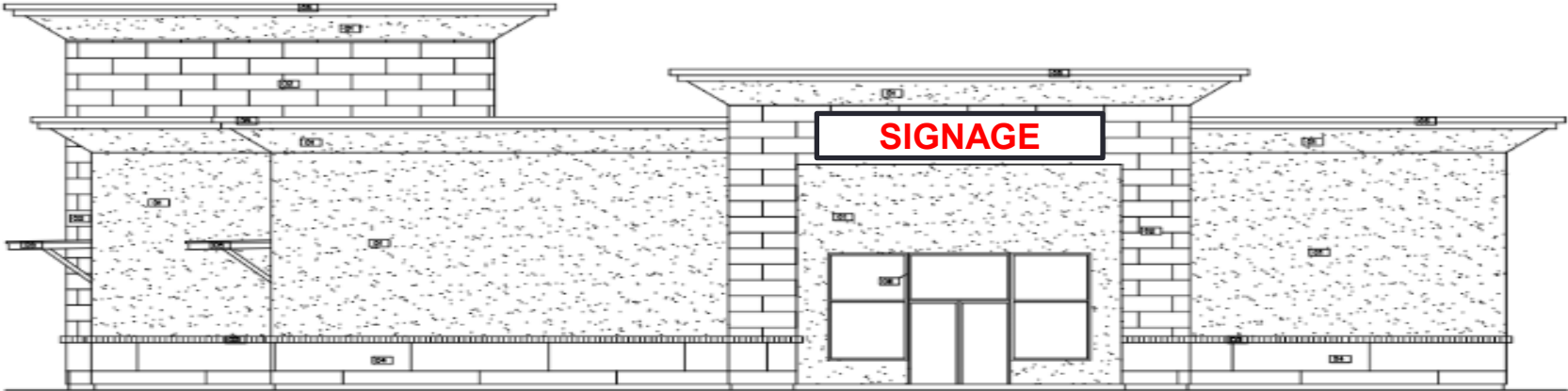
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Plans



EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

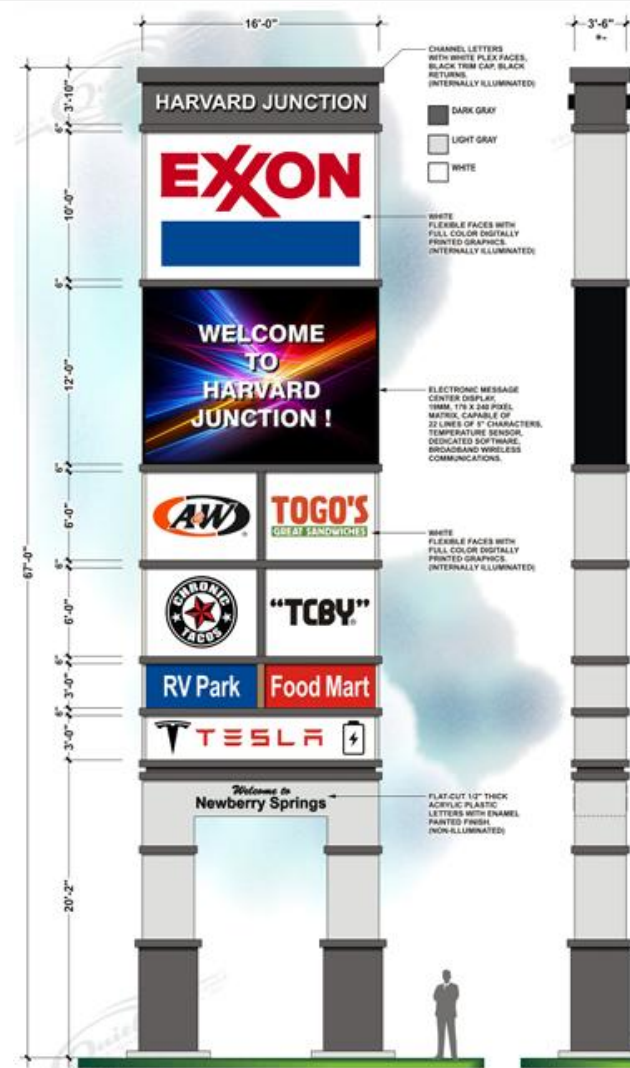
Property Overview

This 5.57-acre site is primed for development, offering potential for a gas station, food court, EV charging stations, RV parking, and a rest area. Its location is highly strategic, serving travelers to and from Las Vegas, Nevada, with California visitors accounting for roughly 30% of the area's 50 million annual visitors.

The project comes with completed architectural plans and reports, and initial site work has already been done, including concrete paving and curb cuts. Franchise agreements with well-known restaurant brands are also in place, ready for immediate development.

Location

Situated at the I-15 Harvard off-ramp at Yermo Road, Newberry Springs lies conveniently between Barstow and Baker.



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**Contact us for more information on commercial spaces or
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