

*For Sale!*



**17 Yermo Rd, Yermo, CA 92398**

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376  
Contact: Teri Alvarez (909) 330-8123, DRE #01498790





*Offered for:* \$2,199,000.00

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*Development Nearby!*

At the Minneola Road exit off the I-15 Freeway, get to both the East and West side parcels included in this sale. New development includes a Shell Gas Station, Tesla Charging Station and Restaurant. Sales are on the rise surrounding this exit, an obvious growth corridor.

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*Aerial View North:* A paved road on the East, dirt road on the West. Electricity appears available on the East side of I-15 Freeway and the parcel boundaries lead into the existing railroad tracks.

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*Aerial View South:* The billboard shown above is the North neighbor parcel to the parcels included in this sale. Cross street exits are Minneola Rd & Harvard Rd.

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## *Aerial View East*

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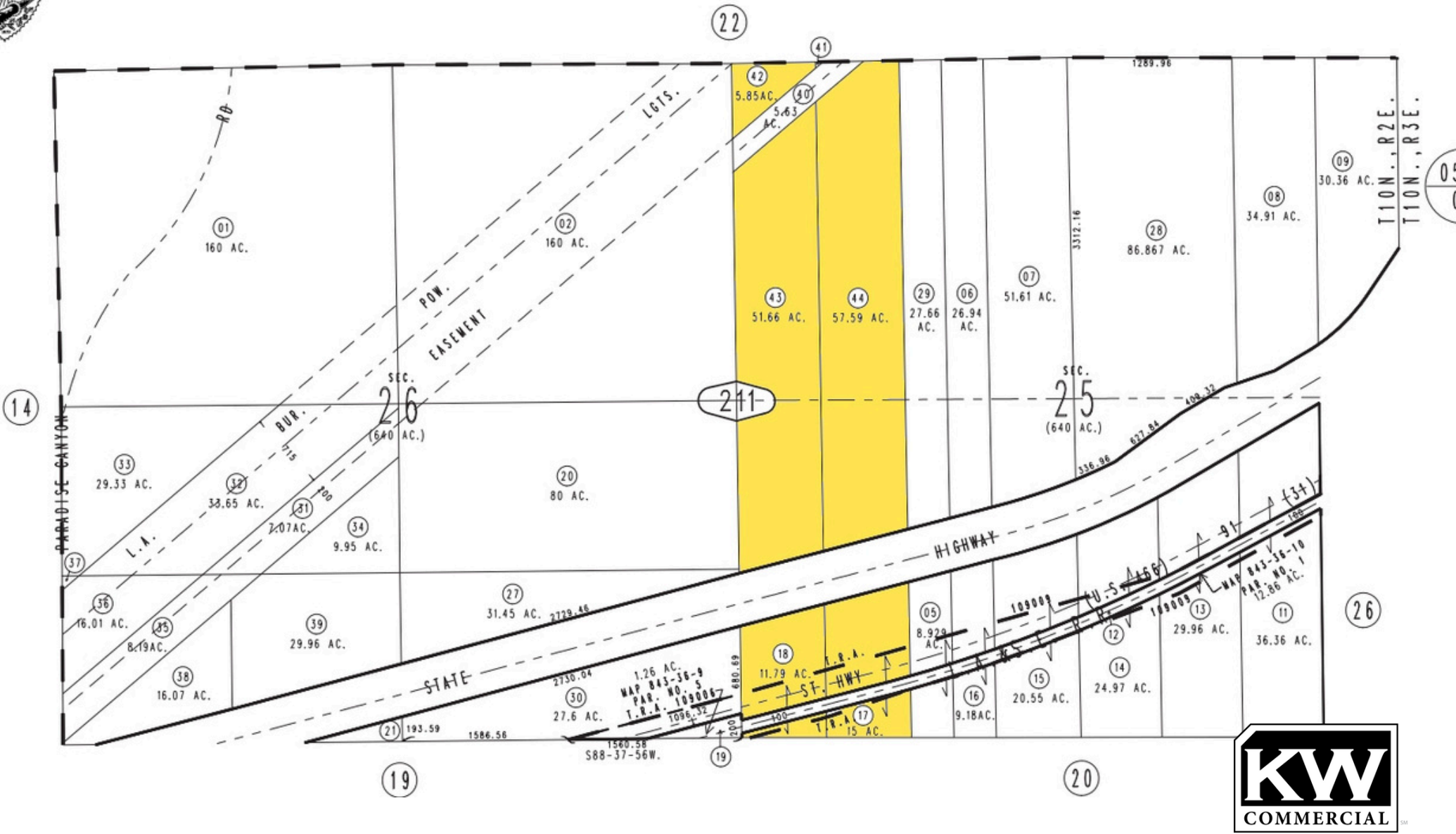




## *Aerial View West*

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# Parcel Map





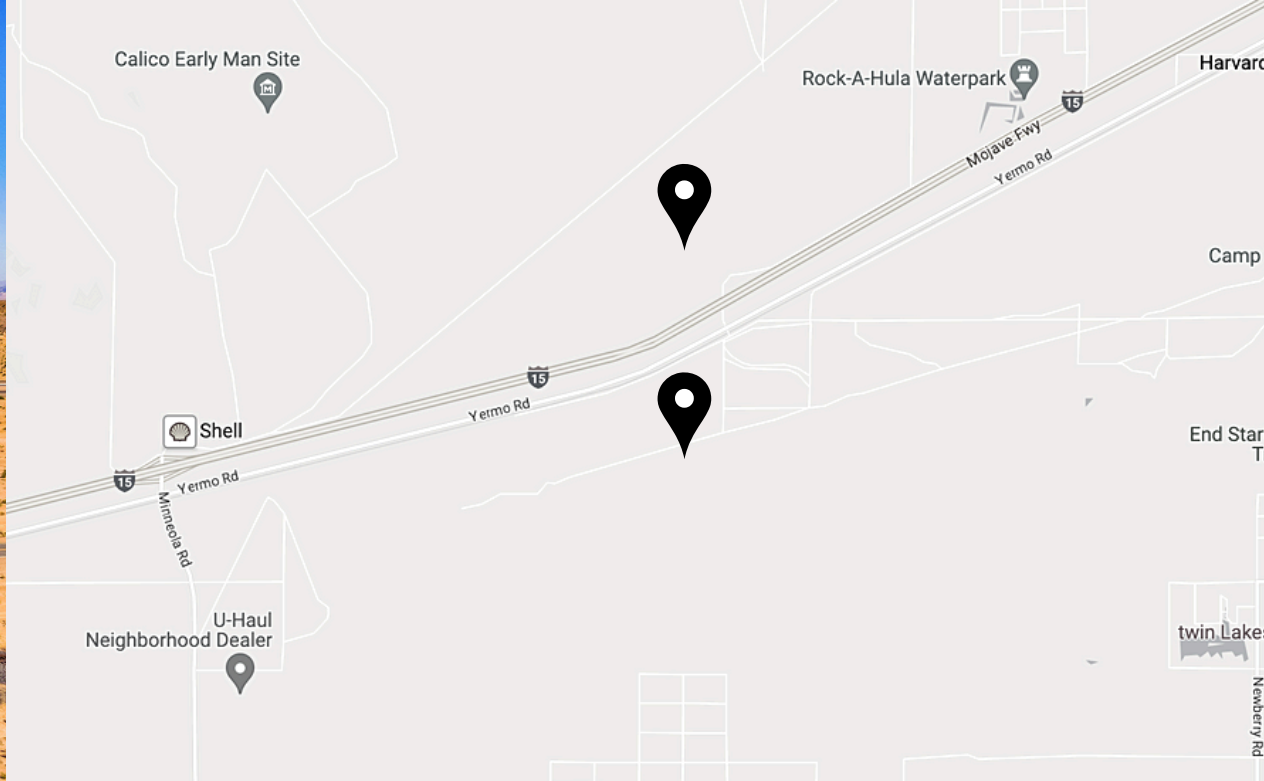
\*\* Parcel boundaries are depicted for illustration purposes only and must be verified.



*Traffic Counts:*

CPD: ± 44,371 - @ I-15 Freeway/Minneola Rd.  
CPD: ± 44,344 - @ I-15 Freeway/Harvard Rd.





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- Total Available Space: Vacant Land 6,435,554sf/147.74ac
  - Zoned: RL (Rural Living); Unincorporated San Bernardino County
  - APN: 0538-211-17,18, 41, 42, 43, 44 (6-Parcels)
  - 1200' Frontage on I-15 Freeway
  - 2022 Median Household Income Within 3-Miles: \$50,667
  - Less than 3-Miles to the Minneola Rd Exit with Shell Gas/Tesla Charging Stations, 4-Miles to California's Largest Gas Station Traveler Center Eddie's World, 10-Miles to Calico Ghost Town, 13-Miles to Marine Corps Logistics Base Barstow and Less than 50-Miles to Victorville

*Local Map & Summary:*

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