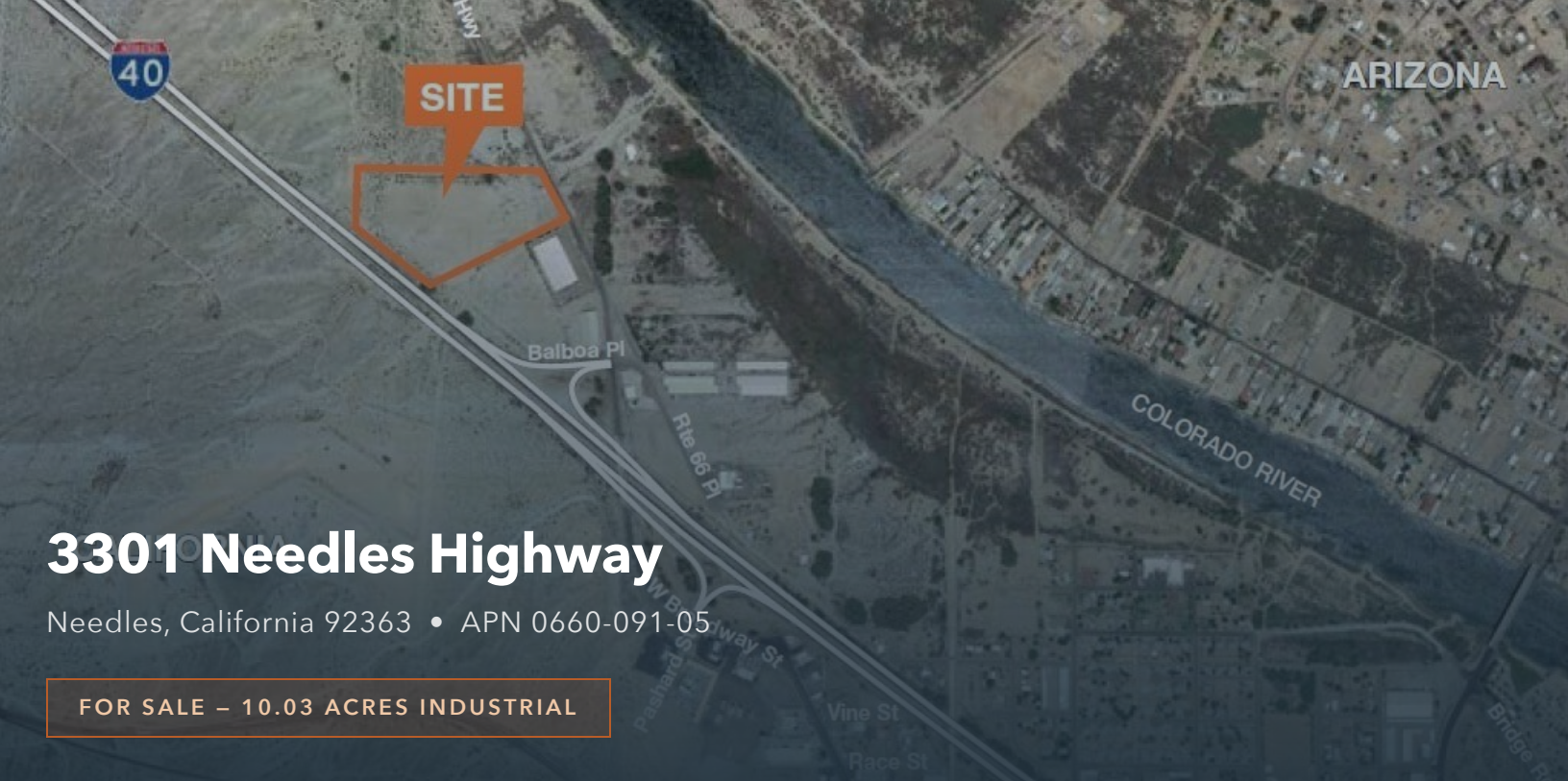




3301 Needles Highway

Needles, California 92363 • APN 0660-091-05

FOR SALE – 10.03 ACRES INDUSTRIAL

10.03 ac LOT SIZE	Industrial ZONING	~\$0.10 /KWH (NPUA)	I-40 DIRECT ADJACENCY	CEQA MND COMPLETE
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Overview

Where Interstate 40 meets Historic Route 66 at California’s eastern gateway, 10.03 acres of Industrial-zoned land sits ready for development. This former truck stop site has completed environmental and planning entitlements — a buyer starts at the building permit, not the beginning.

The City of Needles operates its own municipal electric utility through a partnership with the Western Area Power Administration. Commercial power rates of approximately \$0.10/kWh rank 8th lowest among 60 California providers, roughly 65–70% below the state average. The city has completed an electrical feasibility study and can confirm available wattage for prospective developers.

Street View



View from Needles Highway looking across the property. The 10-acre lot is flat and cleared, with mountain views to the north. Adjacent industrial building visible at left. Source: Google Street View, 2024.

Property Details

ADDRESS	3301 Needles Highway, Needles, CA 92363
APN	0660-091-05
LOT SIZE	10.03 Acres
ZONING	Industrial (City of Needles)
SHAPE	Triangular
TOPOGRAPHY	Flat, level desert terrain
IMPROVEMENTS	None (former truck stop, cleared)
UTILITIES	Municipal electric (NPUA/WAPA), city water and sewer
FRONTAGE	Needles Hwy (Route 66) east; I-40 ROW southwest
COUNTY	San Bernardino, California

Entitlements on File

- ✓ Mitigated Negative Declaration (CEQA) completed
- ✓ Jurisdictional study completed

✓ Tentative Parcel Map for subdivision

✓ Industrial zoning in place

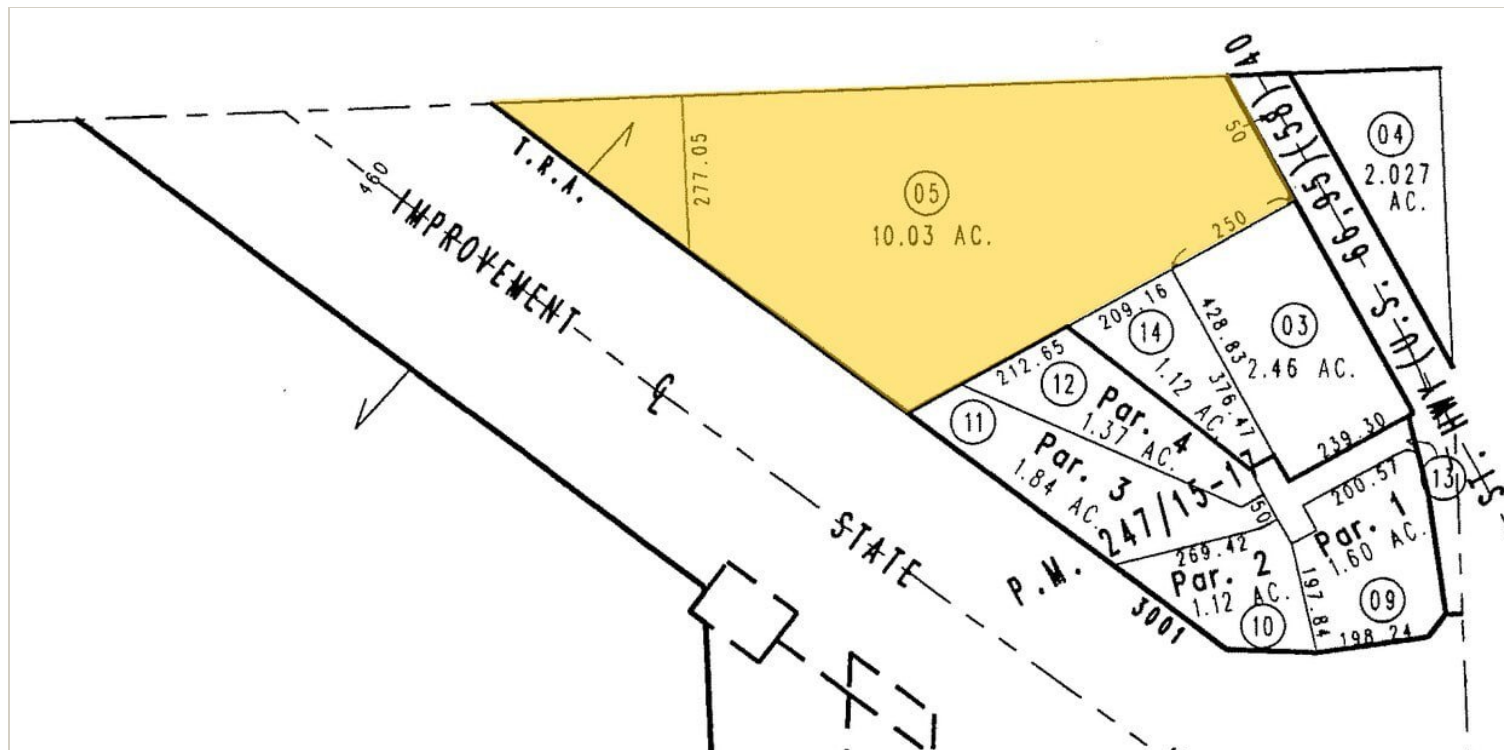
Lot Dimensions

SOUTHWEST ~460 ft along I-40 improvement line

NORTH ~277 ft along northern boundary

EAST ~250+ ft along Needles Highway

Parcel Map



Market Position

215 mi

Truck stop gap on I-40 between Barstow and Kingman

65-70%

3 States

Serves CA, AZ, and NV traffic corridors

Development Opportunities

Truck Stop / Travel Center

Proven site with prior truck stop operations. 10 acres fits the full-service template. The City of Needles Economic Development Plan identifies an I-40 Travel Center as a priority initiative.

Brownfield Data Center

Municipal power at ~\$0.10/kWh, the lowest in Southern California. City can confirm available wattage from completed electrical feasibility study. Industrial zoning supports the use.

Solar Farm

10 acres of unobstructed flat desert with strong solar irradiance. Net metering or wholesale generation into the WAPA grid at the lowest utility rates in California.

Mixed Commercial

Highway-visible Industrial zoning with subdivision entitlements. Gas, food, automotive services, or build-to-suit pads via the tentative parcel map.

RV Park / Campground

Route 66 heritage tourism, Colorado River recreation, and Laughlin casino weekenders create year-round demand. The I-40 and Route 66 address is a brand in itself.

Location

Needles sits at the junction of Interstate 40 and US Route 95 in eastern San Bernardino County. It is the only California city with direct I-40 access between Barstow and the Arizona border. The property is less than one mile from the Colorado River and the California/Arizona state line.

20 mi

Laughlin, NV casino corridor

100 mi

Las Vegas, NV

<1 mi

Colorado River / CA-AZ border

BNSF Railway mainline through town. Needles Airport (public, FAA: EED) 3 miles south. Los Angeles 260 miles west via I-40/I-15.

3301 Needles Highway, Needles, CA 92363

10.03 Acres • Industrial Zoning • APN 0660-091-05

Price: Contact for Pricing

Jonas Lalehzadeh

jonas@herbes.com • (949) 903-9136

Listing materials prepared August 2026. Information believed accurate but not warranted. Buyer to verify all information independently.