

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: \$ 1,480,000.00

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376
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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 boundaries are depicted for illustration purposes only and must be verified.



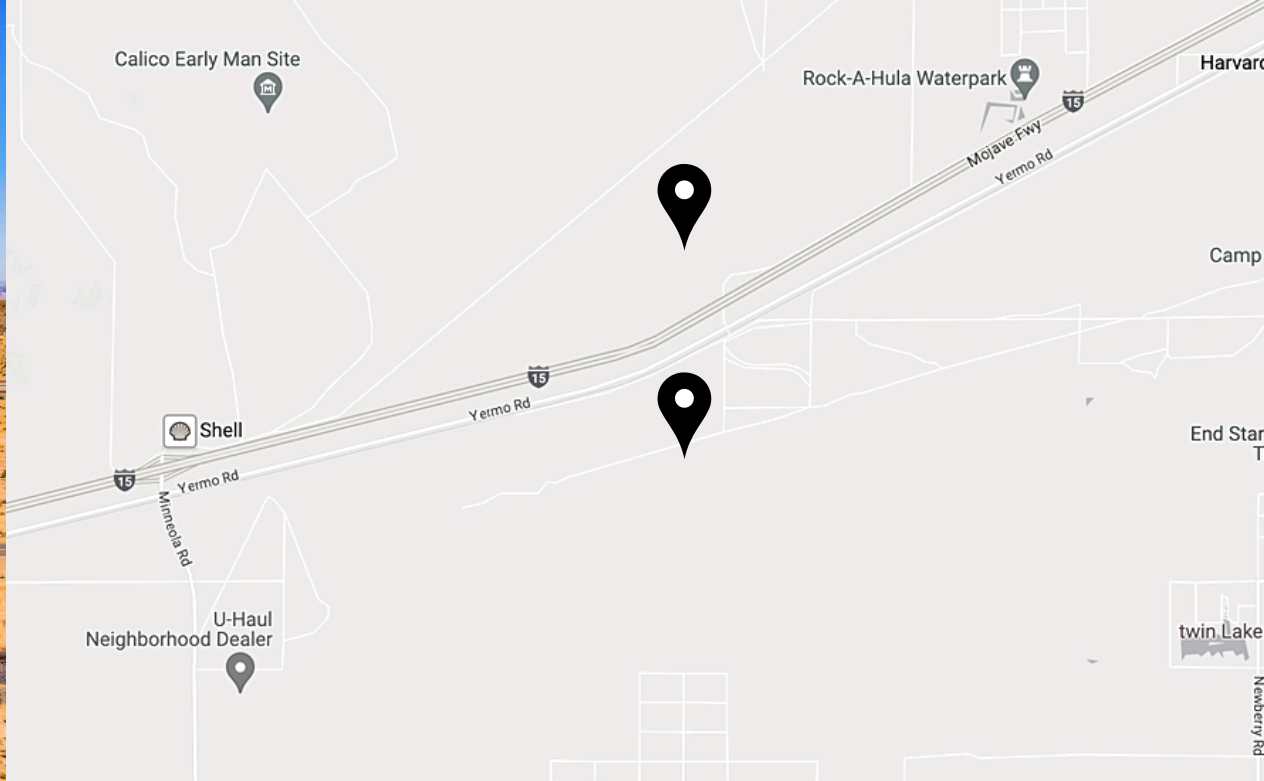
Traffic Counts:

CPD: \pm 44,371 - @ I-15 Freeway/Minneola Rd.

CPD: \pm 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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