

**LAND FOR SALE**



**38989 HARVARD RD  
SAN BERNADINO  
CA 92365**

**5.5 ACRES + 17.28 ACRES  
LAND FOR SALE**

**Devon Sansone**  
(702) 321-1927  
Devon@SansoneInvestments.com  
B.0144024



**Ben Atias**  
(725)600-1064  
Ben@SansoneInvestments.com  
S.0200404



# Property Details

**ACRES: 5.57**

**Zoned: CR**

**SALE PRICE: \$2,800,000**

**PRICE PER LAND SF:  
\$11.55**

## Property Highlights

- 242,629 SF of land
- 5.57 Acres Off I-15
- 17.28 ACRES – Truck Stop Opportunity
- Development Project
- 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
- 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:  
\$2,800,000

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.

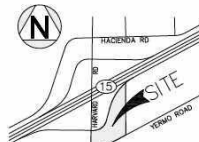
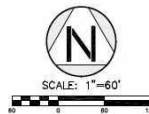
SITETECH, INC.

JANUARY, 2017

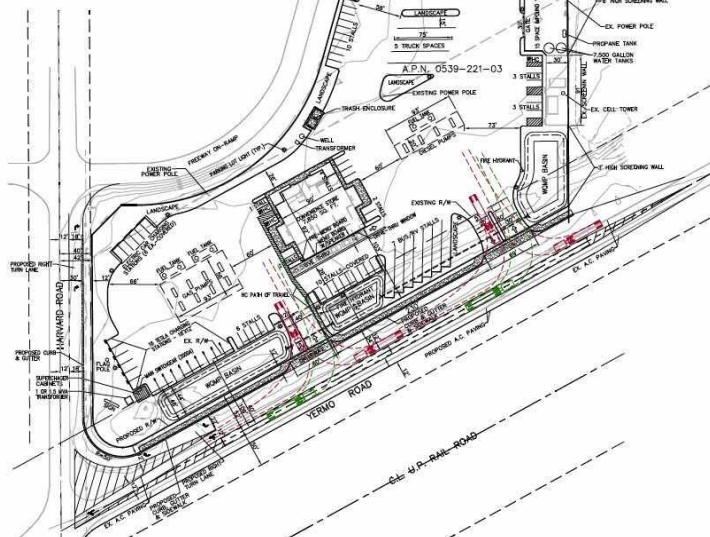
**OWNER:**  
DAVID SWISCH  
654 NORTH RANCH WOOD TRAIL  
ORANGE, CA 92669

**APPLICANT:**  
SOUTHWEST DEVELOPMENT GROUP  
6635 DRANEDWOOD ROAD  
HIGHLAND, CA 92346  
PH: (951) 334-7287

**ENGINEER/MAP PREPARER:**  
SITETECH, INC.  
38248 POTATO CANYON RD.  
DINK CLEV. CA 92389  
PH: (909) 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 LANDSCAPING & BASIN AREA	178,551 S.F. = 57.5%
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%

FOR OFFICIAL USE ONLY

**NOTES:**

- EXISTING LAND USE DISTRICT IS: CR - RURAL COMMERCIAL.
- LEGAL DESCRIPTION: ALL 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 5598, 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 83.0.
- 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.
- GRADING 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.

**UTILITY COMPANIES FOR THIS PROJECT:**

TELEPHONE:	ELECTRIC:	SEWER:
VERIZON P.O. BOX 641 SAN BERNARDINO, CA 92401 PH: (909) 482-6711	SOUTHERN CALIFORNIA EDISON CO. 287 TEHACHOSE 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 SH4/ 250 SF.	2,850 SQ.F.T.	Stall/Space
TIRE SHOP	3 SH4/ SERVICE BAY	3 SERVICE BAYS	9
15 SPACE IMPOUND YARD	N/A	N/A	N/A
3/4 SPACE IMPOUND YARD	N/A	N/A	N/A
Loading Zone (LZ)	(1)/ 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

PARKING STALLS PROVIDED:	( 77 = STD. 8'x16')
	( 1 = Van Handicap)
	( 2 = Reg. Handicap)
	( 2 = Loading Zone)
	( 6 = Electric Vehicle)
	( 16 = Tesla)
	( 7 = Bus)
	( 9 = Seim-Truck)
	( 9 = RV)
	( 15 = Impound Yard)

TOTAL PARKING STALLS PROVIDED:	144
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**SITETECH INC.**  
38248 POTATO CANYON RD., SUITE 425, CALIFORNIA 92389  
PH: (909) 864-3180, FAX: (909) 864-3180  
BERNARD K. MAYER R.E. 36886 JANUARY 25, 2017  
DATE

# 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

**Devon Sansone**

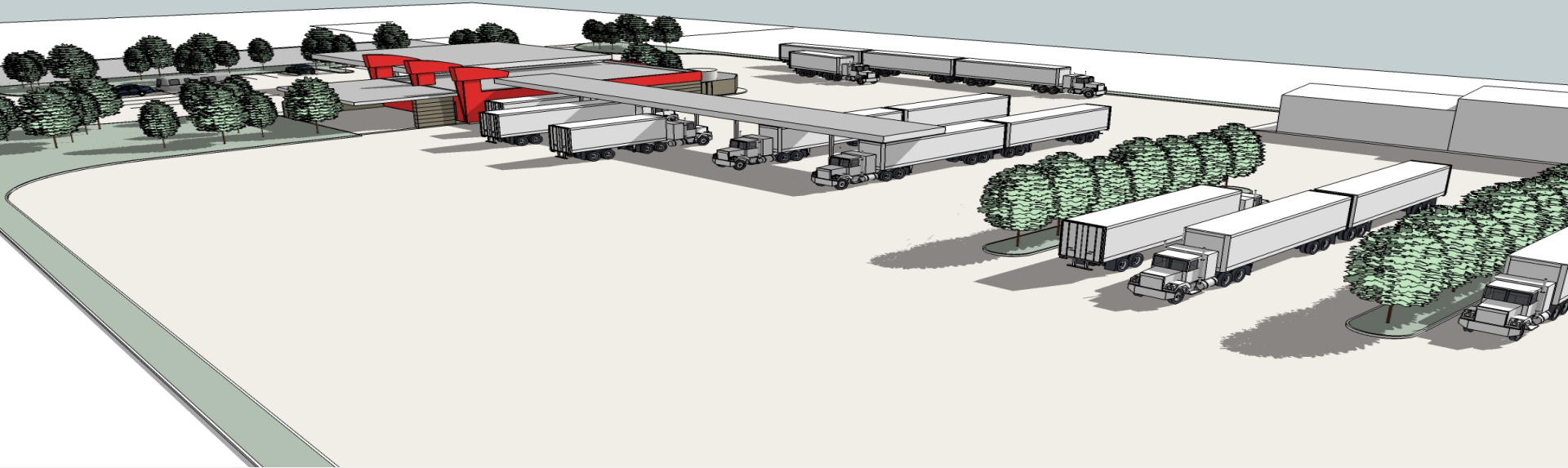
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# DEMOGRAPHICS



<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Population	27	133	604

<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Households	11	52	238

<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Average Household Income	\$35,600	\$44,200	\$53,100

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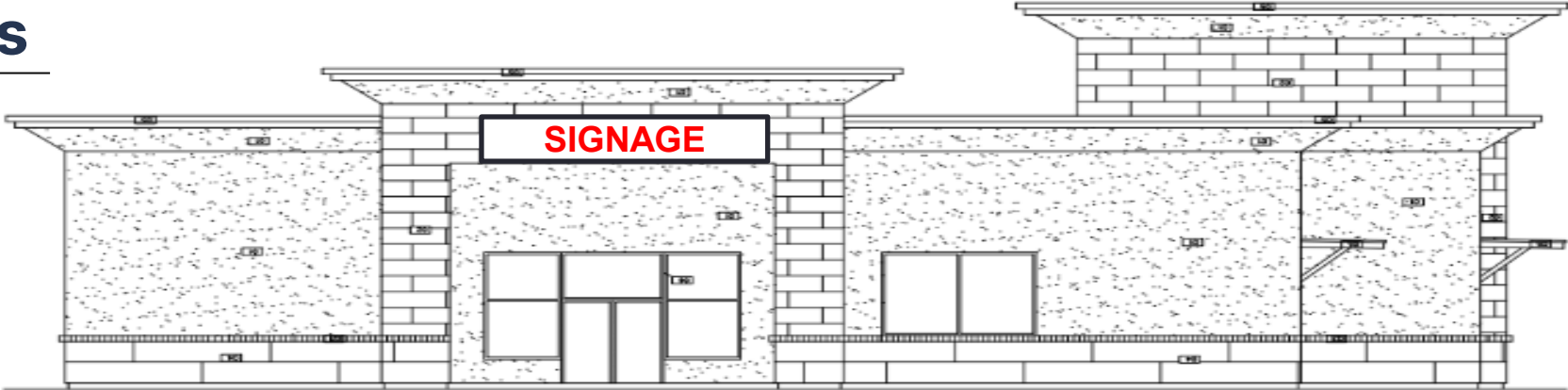
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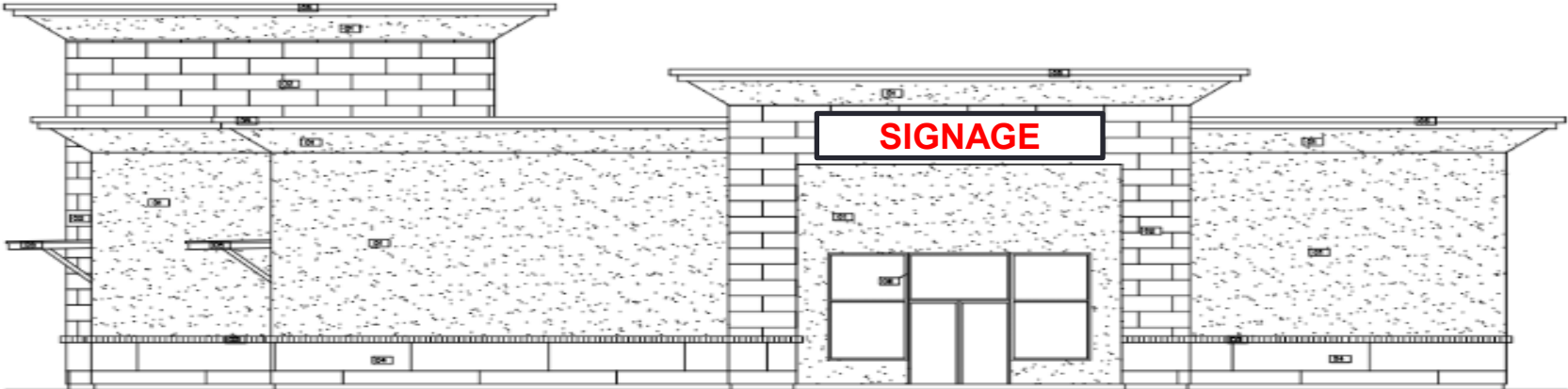
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# Plans



EAST ELEVATION

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



WEST ELEVATION

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

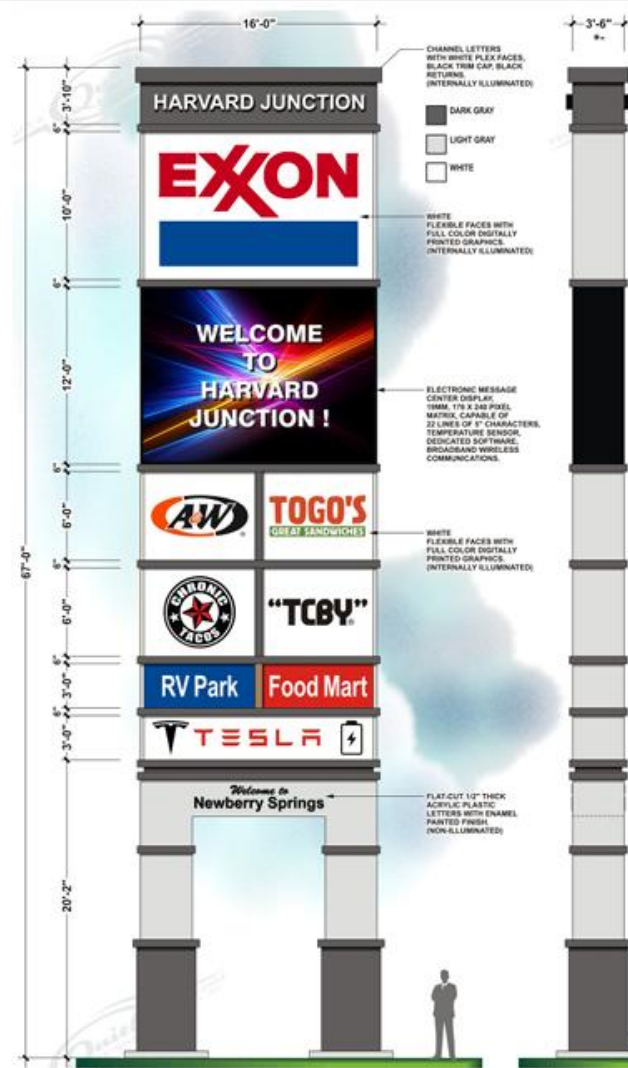
## Property Overview

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. Site is 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  
development in the Vegas Valley.**

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INVESTMENTS