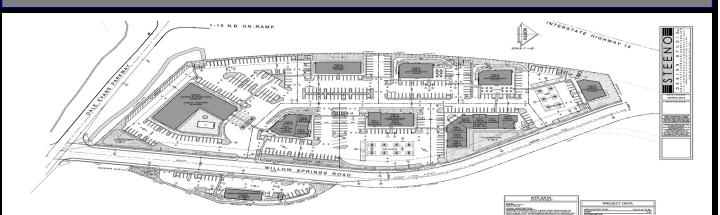
## New 9+/-Acre Gas, Food & Lodging Development Opportunity Interstate 15 & Dale Evans Parkway Apple Valley, CA Freeway Location Traffic Counts in Excess of 66,000VPD



BELCO DEVELOPMENT & INVESTMENTS



#### 1 Acre Pads Available, For Sale, Ground Lease or Build-to-Suit

#### **Highlights Gateway to Apple Valley**

- Freeway Exposure / Frontage to I-15 in excess of 66,000 VPD
- Off/On Ramp Location.
- Located in highly sought after freeway ramp location on I-15 in high desert corridor
- Interstate I-15 heavily Traveled with Over 2 Million Vehicles Per Month
- Located 20 Miles South of Barstow/Lenwood, 10 Miles North of Victorville
- Located in Area with High Demand for Gas, Food and Lodging
- Conveniently Located Midway Between Southern California and Las Vegas, Nevada
- Xpresswest Bullet Train from Victorville to Las Vegas plans to build station across freeway. www.xpresswest.com



#### Area / I-15

#### **Gateway To Apple Valley**

Site consists of a 9 acre development at the North East Corner of Dale Evans Parkway and Interstate 15 located in Apple Valley. Site offers freeway frontage, on/off ramp position strategically to capture all traffic traveling on the I-15. Development will offer 9 pad sites available for gas, food, multi tenant and lodging. Interstate 15 runs North and South with traffic counts in excess of 66,000 ADT. Pads will be available for sale, ground lease or build-to-suit. Site is located approximately 1 mile from the newly built 1.34 million square foot Wal-Mart Distribution Center, which has over 1000 employees and 600 trucks passing the site each day.

#### Apple Valley

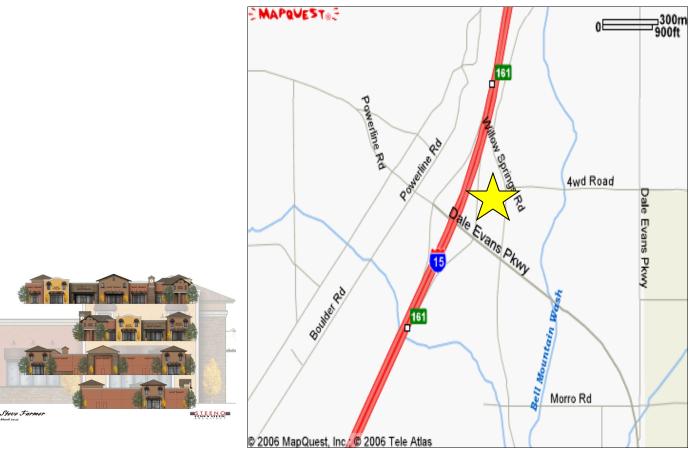
Currently, 70,023 residents make Apple Valley their home, primarily due to the hidden treasures of the High Desert's dramatic landscapes and exquisite sunsets. Once a playground of movie stars, Apple Valley continues to provide a wide range of reasons for families to make Apple Valley their home. The population of the entire Victor Valley region is now more than 431,746. The Victorville Valley has a growth rate of 9.95%

#### **Interstate I-15**

Interstate 15 (I-15) is a major Interstate Highway in the western United States. It is the eleventh longest Interstate Highway, and is the fourth longest north—south Interstate Highway in the United States. I-15 begins near the Mexican border in San Diego County and stretches north to the Canadian border, passing through the states of California, Nevada, Arizona, Utah, Idaho, and Montana. I-15 is seeing more commuter traffic due to the growth of the Mojave Desert communities of Hesperia and Barstow. I-15 has recently been or is currently in the process of being upgraded to increase capacity. Due to this rapid area growth, the I-15 corridor is the focus of several mass transit projects. The Las Vegas Monorail between Los Angeles and Las Vegas has long been proposed as a maglev train route. Interstate 15 has experienced rapid growth and will continue to do so.

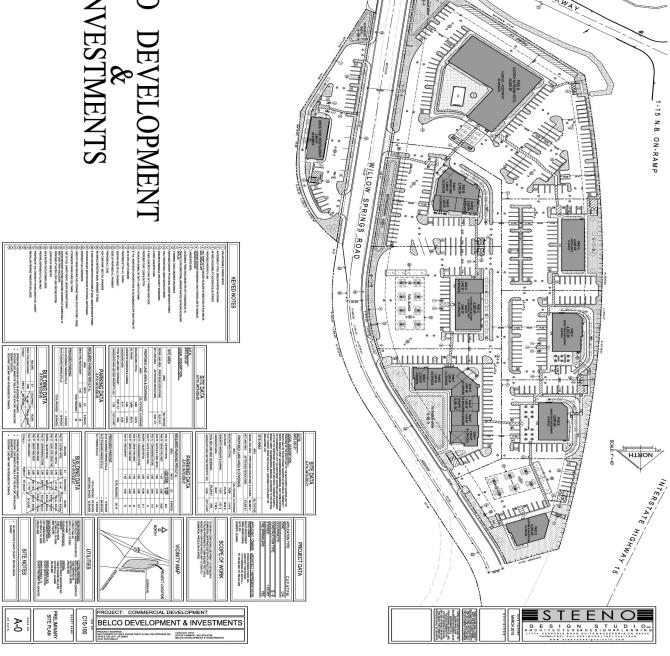
#### Map





#### Site Plan

# BELCO DEVELOPMENT & INVESTMENTS

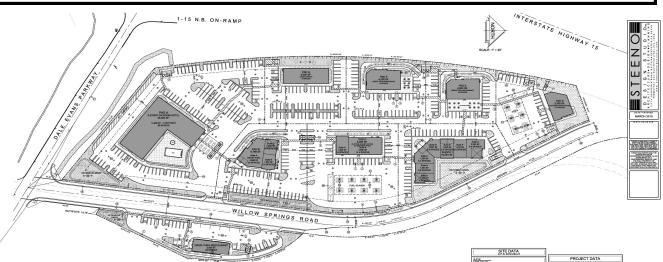


#### Site Plan



#### Maps

<u>Pad</u>	Proposed Use	Land Size (approx.)	Building Size (approx.)
A	Hotel	2 Acre	43,000 SF
В	Drive-Thru	1 Acre	5,769 SF
С	Gas Station	1 Acre	5,000 SF
D	Gas Station	1 Acre	3,350 SF
Е	Drive-Thru	1 Acre	4,000 SF
F	Drive-Thru	1 Acre	4,200 SF
G	Restaurant	1 Acre	4,000 SF
Н	Shops	1 Acre	10,261 SF
I	Drive-Thru	1 Acre	2,800 SF



### BELCO DEVELOPMENT & INVESTMENTS

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#### Rendering



This information is compiled from data that we believe to be correct but, no liability is assumed by this company as to accuracy of such data