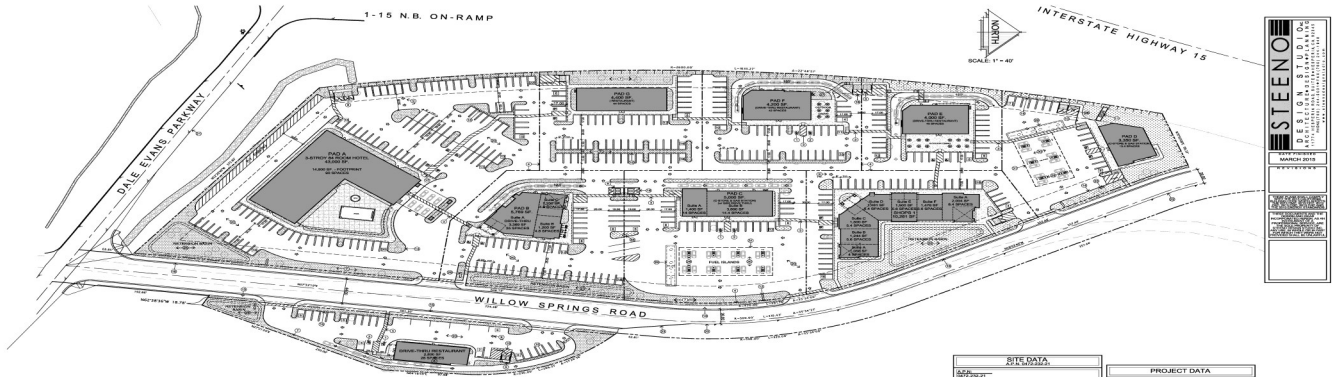


New 9+/-Acre Gas, Food & Lodging Development Opportunity
Interstate 15 & Dale Evans Parkway
Apple Valley, CA
Freeway Location Traffic Counts in Excess of 66,000VPD



BELCO DEVELOPMENT
&
INVESTMENTS

KEYED NOTES

SITE DATA

PARKING DATA

BUILDING DATA

PROJECT DATA

SCOPE OF WORK

VICINITY MAP

UTILITIES

SITE NOTES

STEEN

PRELIMINARY SITE PLAN

DATE: MARCH 2012

PROJECT: BELCO DEVELOPMENT & INVESTMENTS

C15-100

FILE NO. A-0

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

BDI

BELCO
DEVELOPMENT & INVESTMENTS

Adam Farmer
P. (951) 696-2727
Cell. (951) 764-3744
belco2@verizon.net
26856 Adams Ave Suite 200
Murrieta, CA 92562

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.

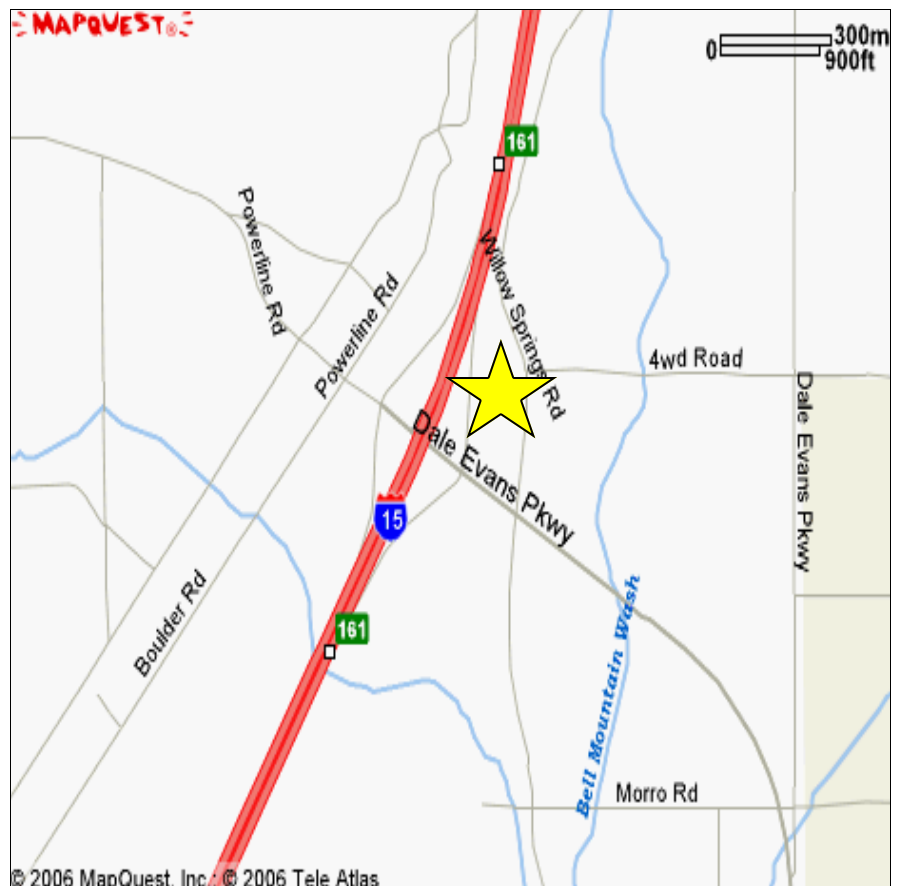
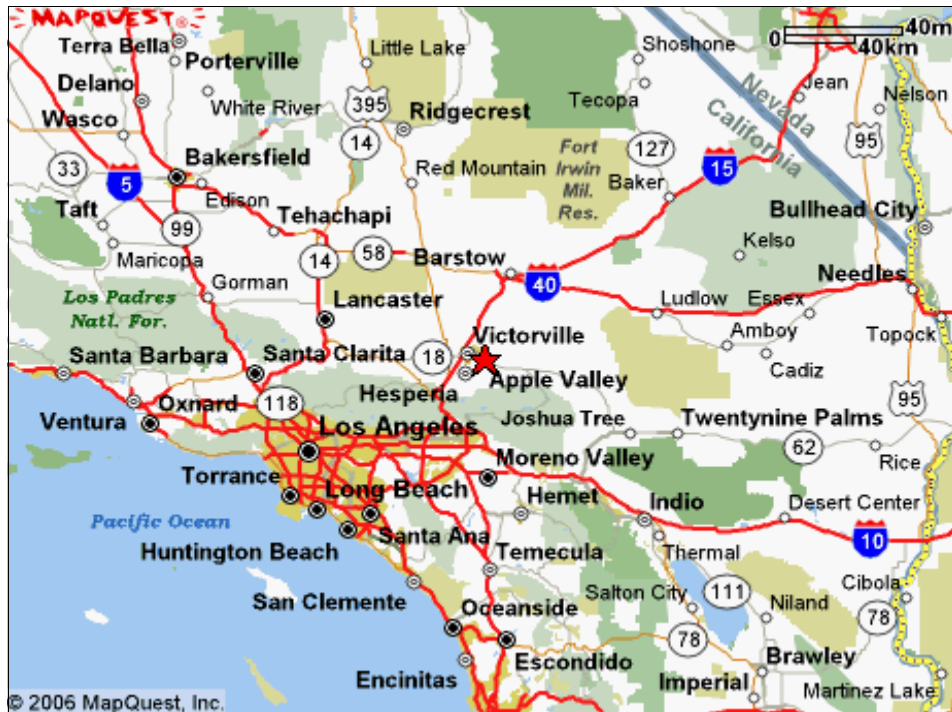
Apple Valley

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



BUILDING DATA	
PAD A - HOTEL	43,000 S.F.
PAD B - DRIVE THRU	5,769 S.F.
PAD C - GAS STATION	5,000 S.F.
PAD D - GAS STATION	3,350 S.F.
PAD E - DRIVE THRU	4,000 S.F.
PAD F - DRIVE THRU	4,200 S.F.
PAD G - RESTAURANT	4,400 S.F.
PAD H - SHOPS	10,261 S.F.
PAD I - DRIVE THRU	2,800 S.F.

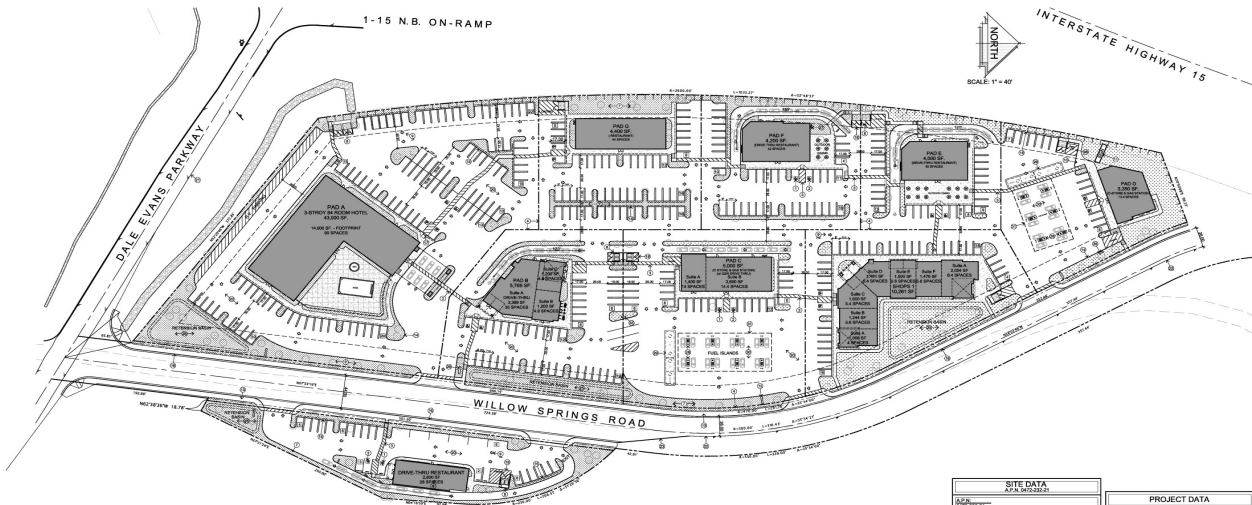
STEENO
DESIGN STUDIO
ARCHITECT

BELCO DEVELOPMENT
APPLE VALLEY, CA 92307



Maps

Pad	Proposed Use	Land Size (approx.)	Building Size (approx.)
A	Hotel	2 Acre	43,000 SF
B	Drive-Thru	1 Acre	5,769 SF
C	Gas Station	1 Acre	5,000 SF
D	Gas Station	1 Acre	3,350 SF
E	Drive-Thru	1 Acre	4,000 SF
F	Drive-Thru	1 Acre	4,200 SF
G	Restaurant	1 Acre	4,000 SF
H	Shops	1 Acre	10,261 SF
I	Drive-Thru	1 Acre	2,800 SF



BELCO DEVELOPMENT & INVESTMENTS

KEYED NOTES	
1	SEE EXISTING RECORDS FOR ALL UTILITIES AND STRUCTURES.
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SITE DATA AP # 197220-2		PROJECT DATA	
LEGAL DESCRIPTION	AP # 197220-2	APPLICATION TYPE	CLIP & T&E
PROJECT AREA	AP # 197220-2	SCOPE	PRELIMINARY
PROPOSED LAND AREA & COVERAGE	AP # 197220-2	DATE	MARCH 2015
REQUIRED PARKING	AP # 197220-2	PREPARED BY	STEENON
BUILDING DATA	AP # 197220-2	REVIEWED BY	STEENON
UTILITIES	AP # 197220-2	DATE	MARCH 2015
VICINITY MAP	AP # 197220-2	PROJECT LOCATION	AP # 197220-2
SITE PLAN	AP # 197220-2	SCALE	AS SHOWN
KEY PLAN	AP # 197220-2	DATE	MARCH 2015
CONTRACT	AP # 197220-2	PROJECT NO.	C15-100
DATE	AP # 197220-2	SHEET NO.	A-0
DRAWN BY	AP # 197220-2	TITLE	PRELIMINARY SITE PLAN
CHECKED BY	AP # 197220-2	DATE	3/2/15

STEENON
DESIGN STUDIO
1000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.STEENON.COM

PROJECT: COMMERCIAL DEVELOPMENT
BELCO DEVELOPMENT & INVESTMENTS
C15-100
SHEET NO.
PRELIMINARY
SITE PLAN
PAGE NO.
A-0
DATE
3/2/15

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