

0 SAN CARLOS
NEEDLES, CA 92363

2.1 ACRES | C-2 COMMERCIAL
SHOVEL-READY DEVELOPMENT SITE

LIST PRICE
\$350,000



**APPROX.
2.1 ACRES**

Two Adjoining
Parcels



**C-2
COMMERCIAL**

Development
Opportunity



**STRATEGIC
LOCATION**

I-40 / Hwy 95
Frontage



**INVESTMENT
POTENTIAL**

Seller Financing
May Be Considered

PROPERTY OVERVIEW

Exceptional opportunity for developers, investors, and business owners! This sale includes two adjoining parcels — APN 0186-201-11 (approximately 0.95 acres) and APN 0186-201-12 (approximately 1.15 acres) — totaling approximately 2.1 acres. The parcels are being sold together and offer significant potential for future development or investment. The property is located within a business- and cannabis-friendly community, offering buyers a variety of potential commercial development opportunities, subject to applicable zoning, permitting, and governmental approvals. Whether you are looking to develop now, hold for future appreciation, or explore the property's full commercial potential, this property presents a unique opportunity for investors, developers, and entrepreneurs. Seller is highly motivated and may consider seller financing.



PARCEL DETAILS

- ▶ **APN 0186-201-11**
Approx. 0.95 acres
- ▶ **APN 0186-201-12**
Approx. 1.15 acres
- ▶ **Total: Approx. 2.1 acres**
- ▶ **Sold Together**
- ▶ San Bernardino County



DEVELOPMENT PACKAGE INCLUDED

- ▶ Environmental, soils & geology reports completed
- ▶ Full engineering: on-site/off-site, drainage, utilities, water, fire, electrical & landscaping
- ▶ Building plans completed & city reviewed
- ▶ CEQA for engineered project included



LOCATION & HIGHLIGHTS

- ▶ Needles Cannabis Green Zone
- ▶ I-40 / Hwy 95 frontage
- ▶ Approx. 45 minutes to Lake Havasu
- ▶ Business- and cannabis-friendly community
- ▶ \$100,000 already invested in entitlement and development work



POTENTIAL USES (IDENTIFIED BY SELLER)

- ▶ Cannabis-related operations
- ▶ RV / boat / toy storage
- ▶ Off-road / UTV businesses
- ▶ Auto-related uses
- ▶ Retail / convenience
- ▶ Gas station pad
- ▶ Contractor / equipment yard



Marcia Miranda



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Century 21
REALTY TEAM

This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.