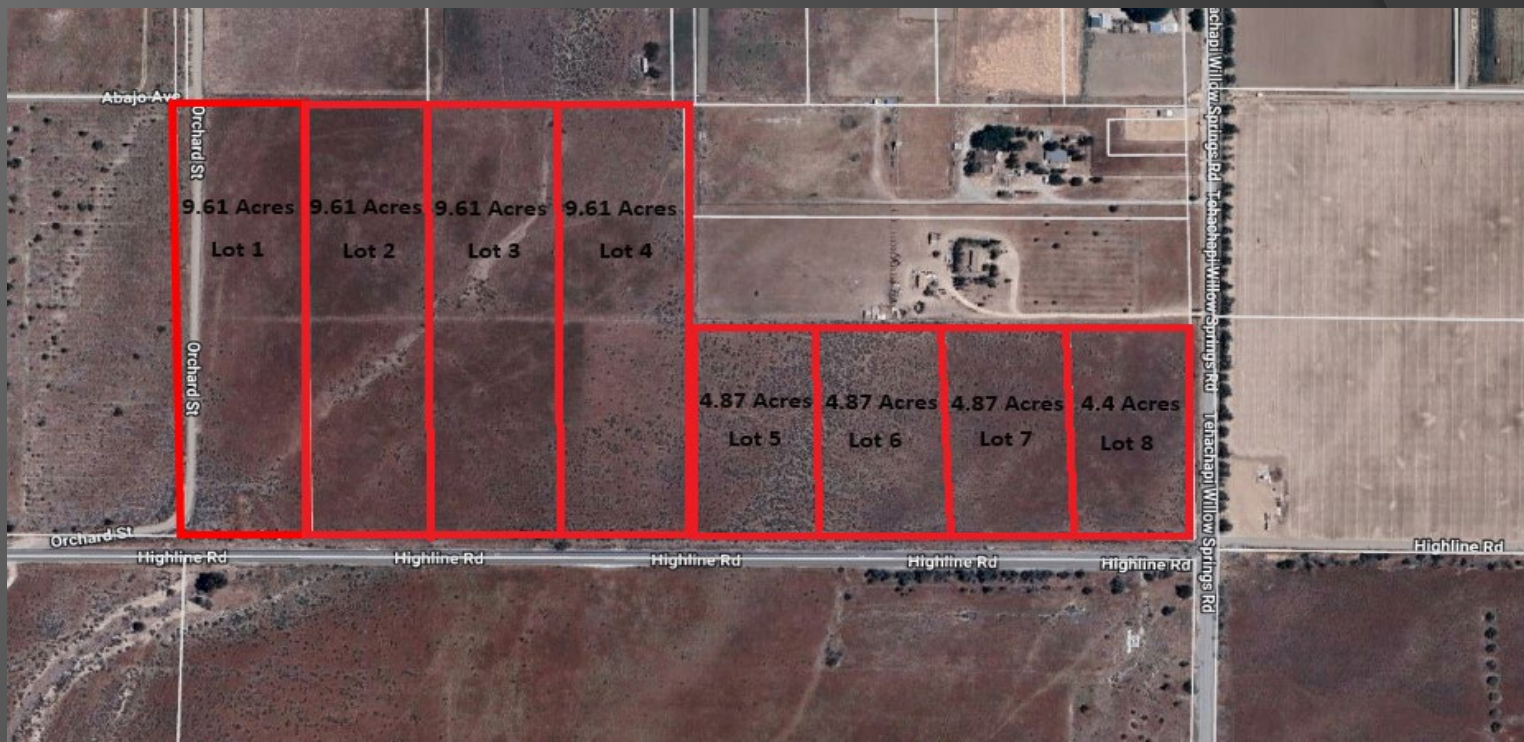




Zack King
Keller Williams Commercial
Calabasas
818-825-7388
ZKing1@live.com



Is Pleased To Present
15000 -15500 Highline Road
Tehachapi, CA 93561

APN:223-510-18, 223-510-19, 223-510-20, 223-510-21,
223-510-22, 223-510-23, 223-510-24, 223-510-24

15000-15500 Highline Rd. Tehachapi, CA 93561

This is a fantastic opportunity to purchase an amazing property in the beautiful and tranquil Tehachapi Mountains. The lot is the perfect size and location for your mountain getaway, Micro-Farm or Safe Farm, with approximately 4.8-9.6 acres, mostly flat, Zoned A (Agricultural) land, allowing for agricultural and some residential uses. Located about an hour and a half drive from Los Angeles and minutes from the freeway, you can spend your weekends in blissful serenity at your mountain hideaway. This is an amazing opportunity for anyone looking for a little more tranquility, just outside the city.

Additionally, if 4.8-9.6 acres are too small, multiple adjacent lots are available to purchase for a total combined size of 57 acres. Purchase all 8 lots for a larger farm or to pursue alternative energy investment opportunities. As of 2019, the Tehachapi area has been at the forefront and center of renewable wind energy, with 4,531 turbines that produce 3200 megawatts of electricity. Furthermore, Tehachapi has several solar projects, and in 2019, Amazon announced it would be sourcing its wind energy from Tehachapi as part of their goal to become Carbon Neutral by 2040.

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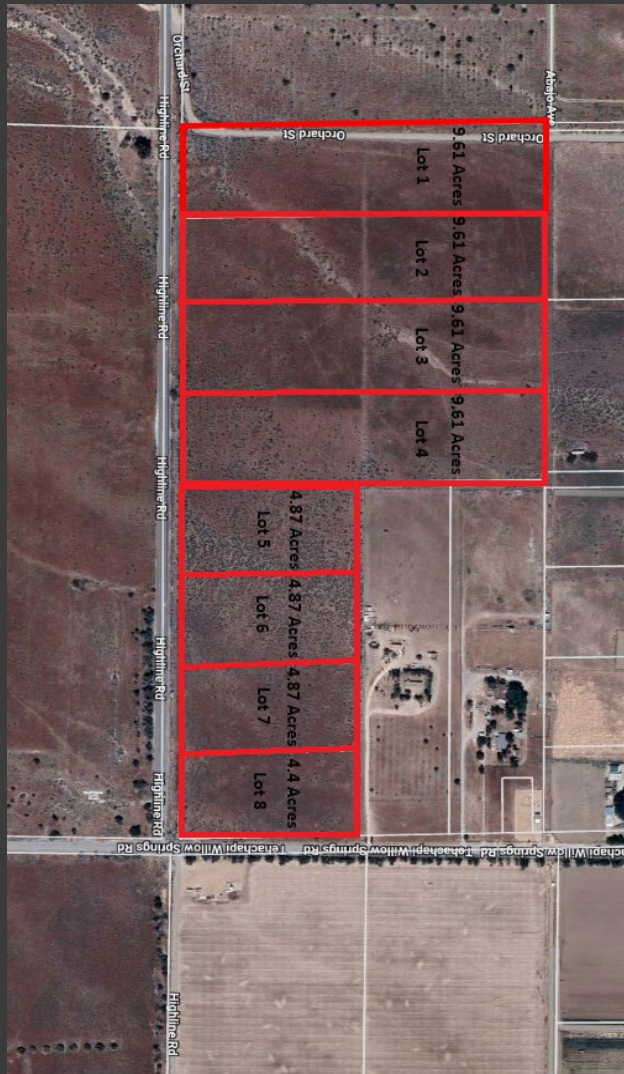
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Exclusively offered by Zack King
for \$589,000



You are solely responsible for independently verifying the information in this Memorandum. Any reliance on it is solely at your own risk.

15000-15500 Highline Rd. Tehachapi, CA 93561



Lot 1: 15500 Highline Rd. Tehachapi, CA 93561 APN:223-510-18: 9.61 Acres: \$99,000

Lot 2: 15400 Highline Rd. Tehachapi, CA 93561 APN:223-510-19: 9.61 Acres: \$99,000

Lot 3: 15300 Highline Rd. Tehachapi, CA 93561 APN:223-510-20: 9.61 Acres: \$99,000

Lot 4: 15200 Highline Rd. Tehachapi, CA 93561 APN:223-510-21: 9.61 Acres: \$99,000

Lot 5: 15150 Highline Rd. Tehachapi, CA 93561 APN:223-510-22: 4.87 Acres: \$49,000

Lot 6: 15100 Highline Rd. Tehachapi, CA 93561 APN:223-510-23: 4.87 Acres: \$49,000

Lot 7: 15050 Highline Rd. Tehachapi, CA 93561 APN:223-510-24: 4.87 Acres: \$59,000

*****Out of Service Well on Lot 7*****

Lot 8: 15000 Highline Rd. Tehachapi, CA 93561 APN:223-510-25: 4.4 Acres: \$49,000

8 Lots Total: 57.45 Acres: \$589,000

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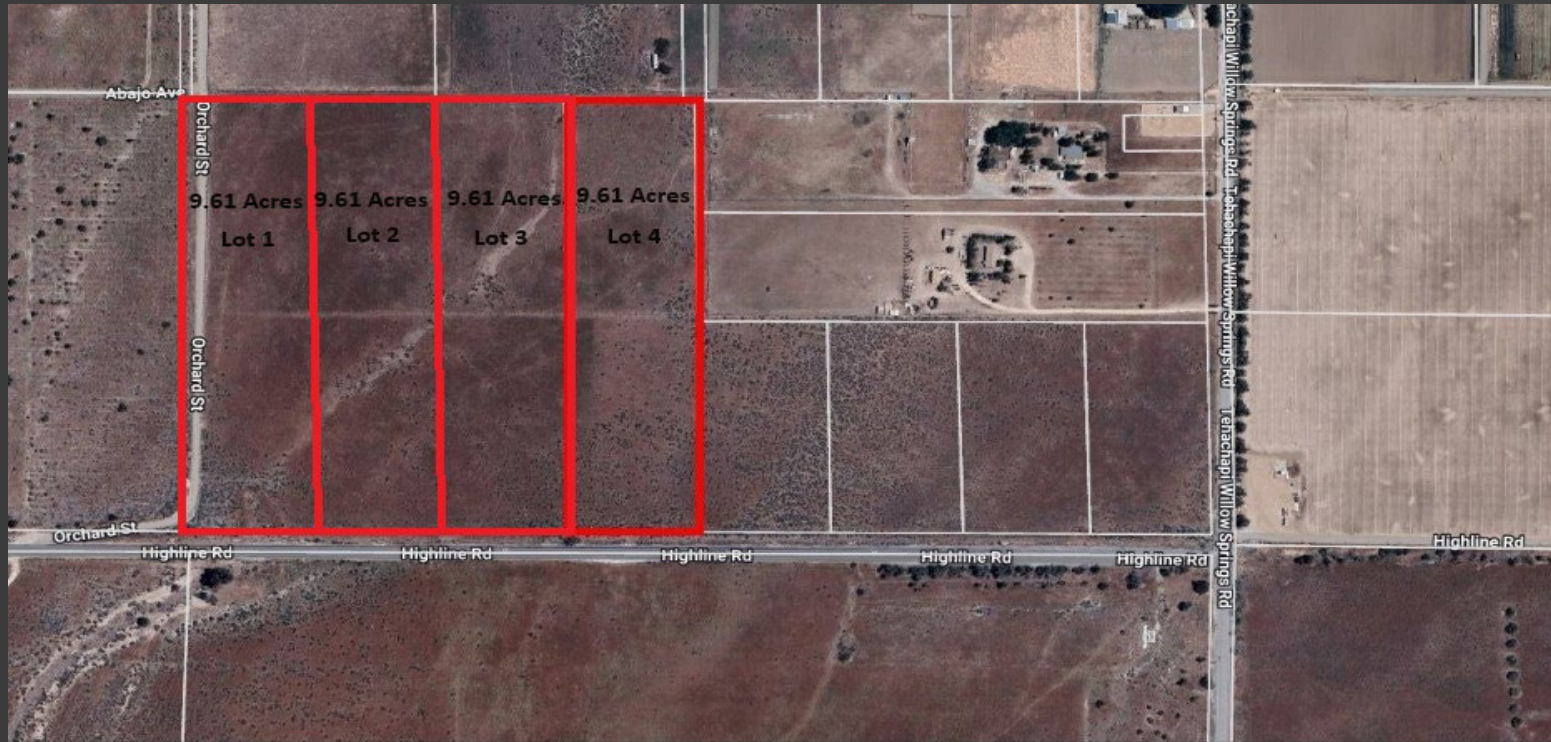
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Lots 1-4



- ✓ 4 Lots, Totaling 38.44 Acres
- ✓ Zone A (Agricultural)
- ✓ Zoning Allows Single Family Homes
- ✓ Four Individual 9.61 Acre Lots

- ✓ Ideal Size & Location For Micro Farm & Weekend Getaway
- ✓ Suitable for Solar Farms/Wind Farms
- ✓ 1 1/2 Hours from Los Angeles

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Lots 5-8



- ✓ 4 Lots, Totaling 19.01 Acres
- ✓ Zone A (Agricultural)
- ✓ Zoning Allows Single Family Homes
- ✓ Four 4.4 - 4.86 Acre Individual Lots

- ✓ Ideal Size & Location Micro Farm & Weekend Getaway
- ✓ Suitable for Solar Farms/Wind Farms
- ✓ 1 1/2 Hours from Los Angeles

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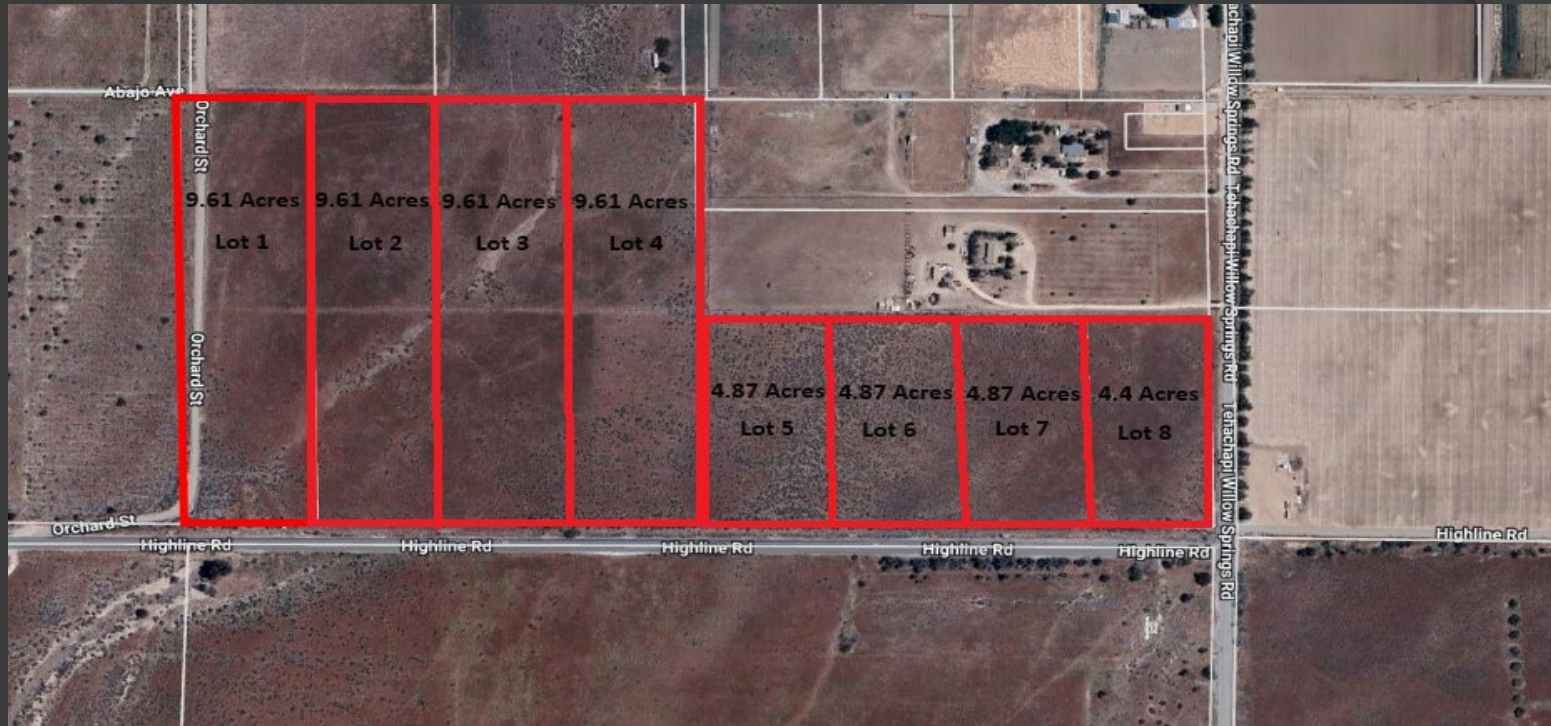
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Lots 1-8



- ✓ 8 Lots, Totaling 57.45 Acres
- ✓ Zone A (Agricultural)
- ✓ Zoning Allows Single Family Homes
- ✓ 8 Individual Lots Ranging 4.4 - 9.6 Acres

- ✓ Ideal Size & Location for Solar Farms/
Wind Farms
- ✓ 1 1/2 Hours from Los Angeles

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Due Diligence Information

Zoning: Exclusive Agriculture (A) District is to designate areas suitable for agricultural uses.

<https://psbweb.kerncounty.com/planning/pdfs/KCZONov2022.pdf>

<https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>

Alternative Energy:

Tehachapi Pass Wind Farm: One of the first large-scale wind farms installed in the U.S., with around 710 megawatts (950,000 hp), produced by about 3400 wind turbines. https://en.wikipedia.org/wiki/Tehachapi_Pass_wind_farm

Tehachapi Renewable Transmission Project: A project involving the construction of approximately 173 miles of new and upgraded high-voltage transmission lines for transmission of electricity from wind farms. Developed and operated by Southern California Edison; was completed and placed in operation in December 2016. With a capacity of 4,500 megawatts, the transmission system can provide power for an estimated 3 million homes. https://en.wikipedia.org/wiki/Tehachapi_Renewable_Transmission_Project

Tehachapi Energy Storage Project (TSP): Sufficient to power between 1,600 and 2,400 homes for four hours. At the time of commissioning in 2014, it was the largest lithium-ion battery system operating in North America and one of the largest in the world. https://en.wikipedia.org/wiki/Tehachapi_Energy_Storage_Project

100-Megawatt Solar Project in Eastern Kern: 100-megawatt solar farm with 50 megawatt-hour battery storage in eastern Kern that will employ 300 construction workers https://www.tehachapinews.com/news/work-starts-on-100-megawatt-solar-project-in-eastern-kern/article_0843f9ee-70f4-11ec-86cf-b388702a567b.html

Various Nearby Military Bases:

The US Naval Air Weapons Station in Ridgecrest: <https://www.ridgecrest-ca.gov/293/Naval-Air-Warfare-Center-Weapons-Division>

Edwards Airforce Base in Rosamond: <https://www.edwards.af.mil/>

Fort Irwin Army Base: <https://home.army.mil/irwin/>

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