

OFFERING MEMORANDUM

±85 ACRES OF COMMERCIAL LAND

47330 ZENOBIA DR, LEBEC, CA 93536

 **Kidder
Mathews**

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EXECUTIVE SUMMARY

COMMERCIAL LAND OFFERING NEAR INTERSTATE 5

We are pleased to present a unique opportunity consisting of ± 85 acres of primarily flat commercial land along the 5 Freeway just north of the intersection of Highway 138. This site is well-positioned for a developer to take advantage of the 250,000+ vehicles per day traveling along one of the busiest freeways in the world that provides access to Los Angeles ports, Central Valley agricultural businesses, San Francisco tech hubs, and the entire West Coast.

Ownership has a land use survey completed by David Evans and Associates, Inc. which can be made available for qualified buyers. Potential uses include hotels/motels, drive-through services, utility-scale solar energy, along with a myriad of other options, which the Buyer shall rely on their own due diligence and investigations to confirm in full.

With nearby future developments including the fully entitled 12,000+ acre Centennial at Tejon Ranch Master Planned Community approximately 3 miles away, which include 19,000+ homes and 10M+ square feet of retail/public/business park/office space/civic development, the next owner of these parcels may be well positioned for significant growth over the coming years. Also nearby is Pyramid Lake only 5 miles to the south, and the Tejon Ranch Commerce Center just 8 miles to the north.

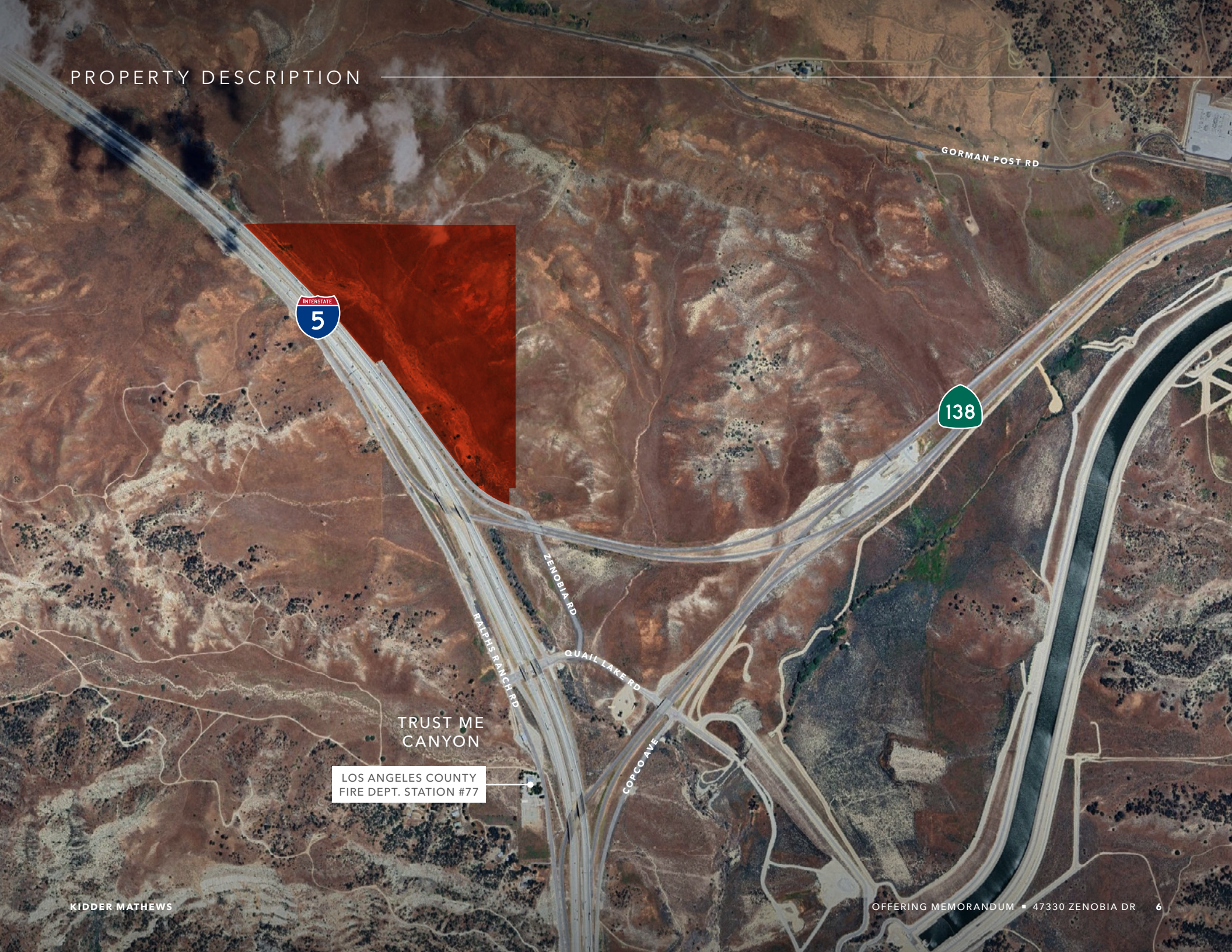
Contact the listing team today for additional information regarding this unique opportunity.



Address	47330 Zenobia Drive, Lebec, CA 93536
APN's	3252-012-020, 3251-024-009, 3252-012-001
Land AC	± 85.41 AC
Land SF	$\pm 3,720,674$ SF
Land Use	David Evans and Associates, Inc. land use survey available
Reports Available	Current zoning and land use, Phase I environmental report, geotechnical survey, utility services, and more.
List Price	\$4,895,000

PROPERTY OVERVIEW

PROPERTY DESCRIPTION



NEARBY DEVELOPMENT



Centennial

Centennial is a nearby development east of the subject property that consists of $\pm 19,000$ homes and $\pm 10M$ SF of commercial space just 3 miles away.



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