

±0.14 Acres of Level Land in Ridgecrest



OFFERING SUMMARY

Sale Price:	\$22,500
Price/SF:	\$3.19/SF
Lot Size:	0.14 Acres
Lot Size (SF):	6,105 SF
Zoning:	RL: Residential Low
Market:	Indian Wells Valley
Submarket:	Central Ridgecrest
Cross Streets:	Inyo St & Langley Ave
APN:	081-252-29-00-3
Seller Carry:	Yes - Available

PROPERTY HIGHLIGHTS

- ±0.14 Acres of Level Land | Secure Location
- 54' Wide By 114' Deep (±6,105 SF) | Easy Access
- Seller Carry Financing Available w/ 10% Down!
- Private Setting Minutes Away From REALMS Charter School
- Paved Road Frontage Access In Clean Neighborhood
- Quick Access to Upjohn Ave & Downs St
- North and South Bound Freeways Nearby
- Close Proximity to California City Airport

Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommercial.com
559.705.1000

Central CA Commercial
Investments | Industrial | Office
Multifamily | Retail | Land | Specialty
CentralCaCommercial.com

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PROPERTY DESCRIPTION

Stunning ±0.14 AC (±6,105 SF) infill lot located in central Ridgecrest near many existing businesses & developments and is within a short walking distance to Kerr McGee Youth Sports Complex and Fuller elementary school. Sandwiched between 2 new homes (2020 & 2021 construction), nearby developments display a pride of ownership on similar sized lots. This property features paved road frontage from the south, the electric pole is on the northern rear edge of the property, Sewer & Natural Gas is available, the water is available via Indian Wells Valley Water District, & there's a peaceful walking path within the neighborhood. Easy access from Upjohn Ave within 1.2 miles of Highway 395. Just minutes to Ridgecrest Plaza Shopping Center and various retail amenities. Seller will carry loan at reasonable terms with only 10% down!

LOCATION DESCRIPTION

Located in the heart of Ridgecrest, CA, parcel is just south of Upjohn Ave, east of S Mahan St, north of St George Ave and west of S Downs St. The site is located just 2 miles from the NAWS China Lake entrance, and is in close proximity to many new and established housing tracts & commercial businesses. Ridgecrest is located in Indian Wells Valley in northeastern Kern County, CA. It is 100 miles north of the city of Los Angeles, and the population was 28,346 at the 2022 census. Ridgecrest is surrounded by 4 mountain ranges; Sierra Nevada, Cosos, Argus Range, and El Paso Mountains, just 82 miles to the Lancaster/Palmdale area, 110 miles to Bakersfield, & 120 miles to Pasadena/San Bernardino.

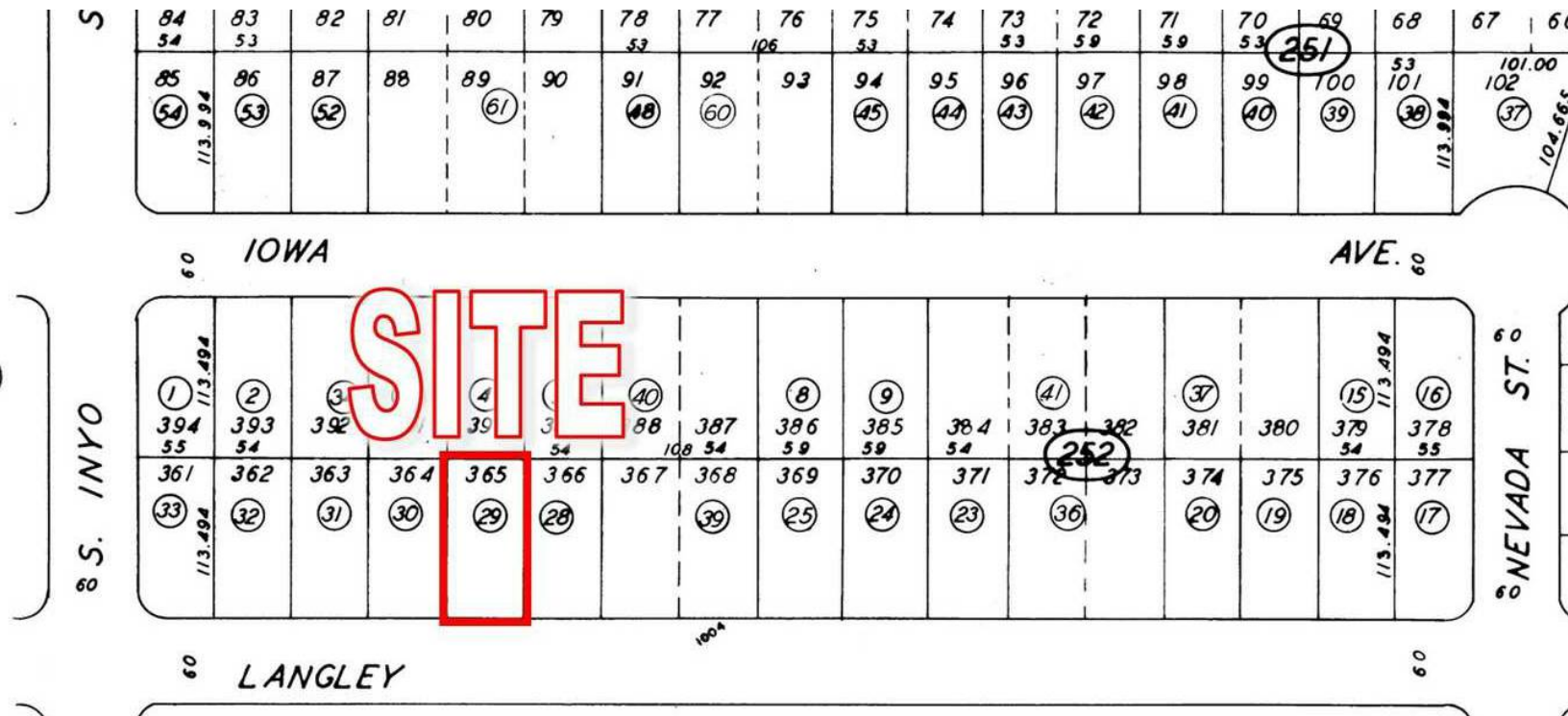


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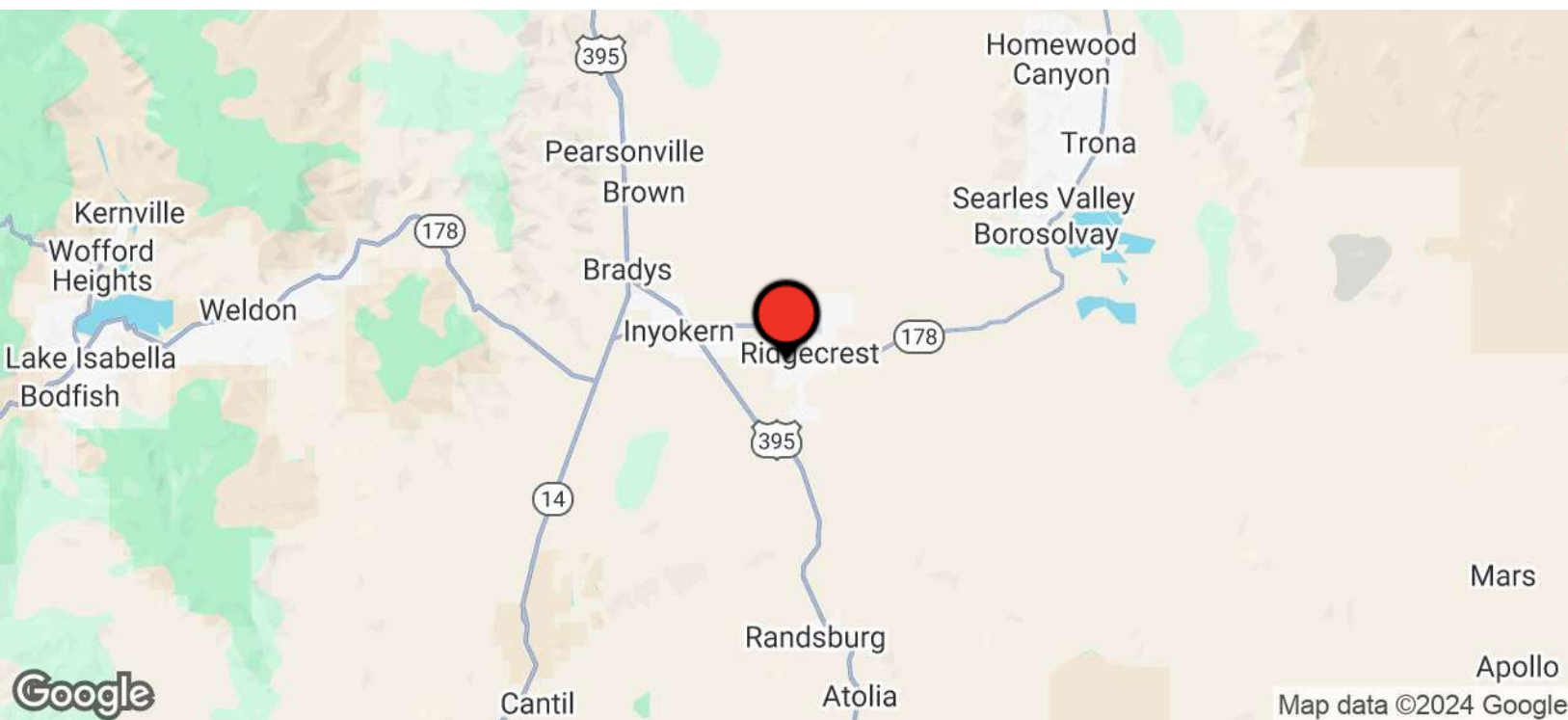


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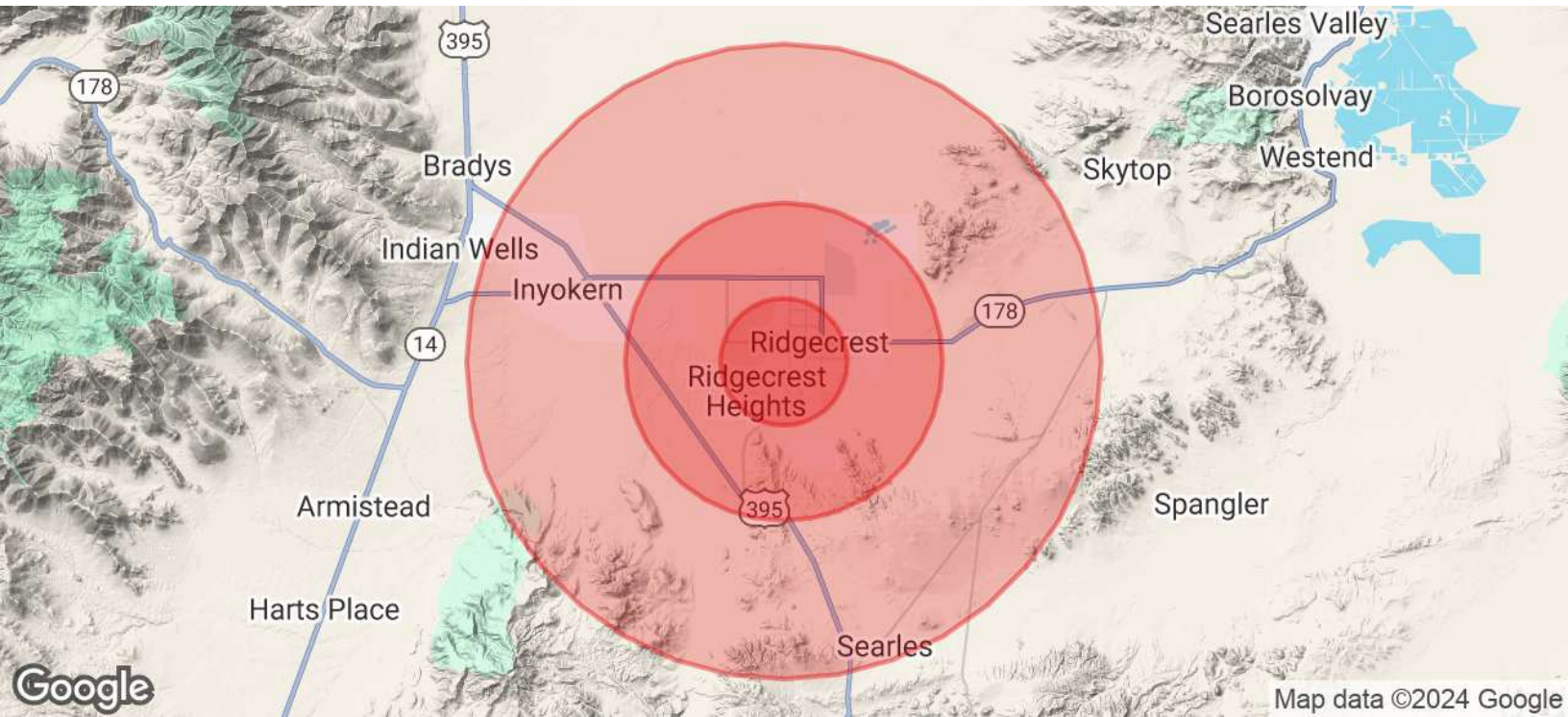


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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	21,949	32,175	34,522
Average Age	38	39	39
Average Age (Male)	37	38	39
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	8,869	13,121	14,125
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$105,758	\$106,032	\$106,470
Average House Value	\$309,171	\$309,457	\$320,912

Demographics data derived from AlphaMap