

OFFERING MEMORANDUM

9 QUAIL LAKE RD COMMERCIAL LAND

*13.21 Acres of Commercial Land with
On-Ramps/Off-Ramps to Interstate 5
& State Route 138 in Lebec, California,
with Seller Financing Available*



LEBEC, CA 93243

km Kidder
Mathews

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

*Exclusively
listed by*

CASEY LINS

Senior Vice President

714.333.6768

casey.lins@kidder.com

LIC N° 01902650

VINCENT COOK

Senior Associate

310.405.3654

vincent.cook@kidder.com

LIC N° 02012324

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

COMMERCIAL LAND OFFERING NEAR INTERSTATE 5

We are pleased to present a unique opportunity consisting of 13.21 acres on primarily flat commercial land along the 5 Freeway at the intersection of Highway 138. With 3 freeway off-ramps/on-ramps directly onto the property, the property, which has already paved roads, 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.

Seller financing available for qualified buyers!

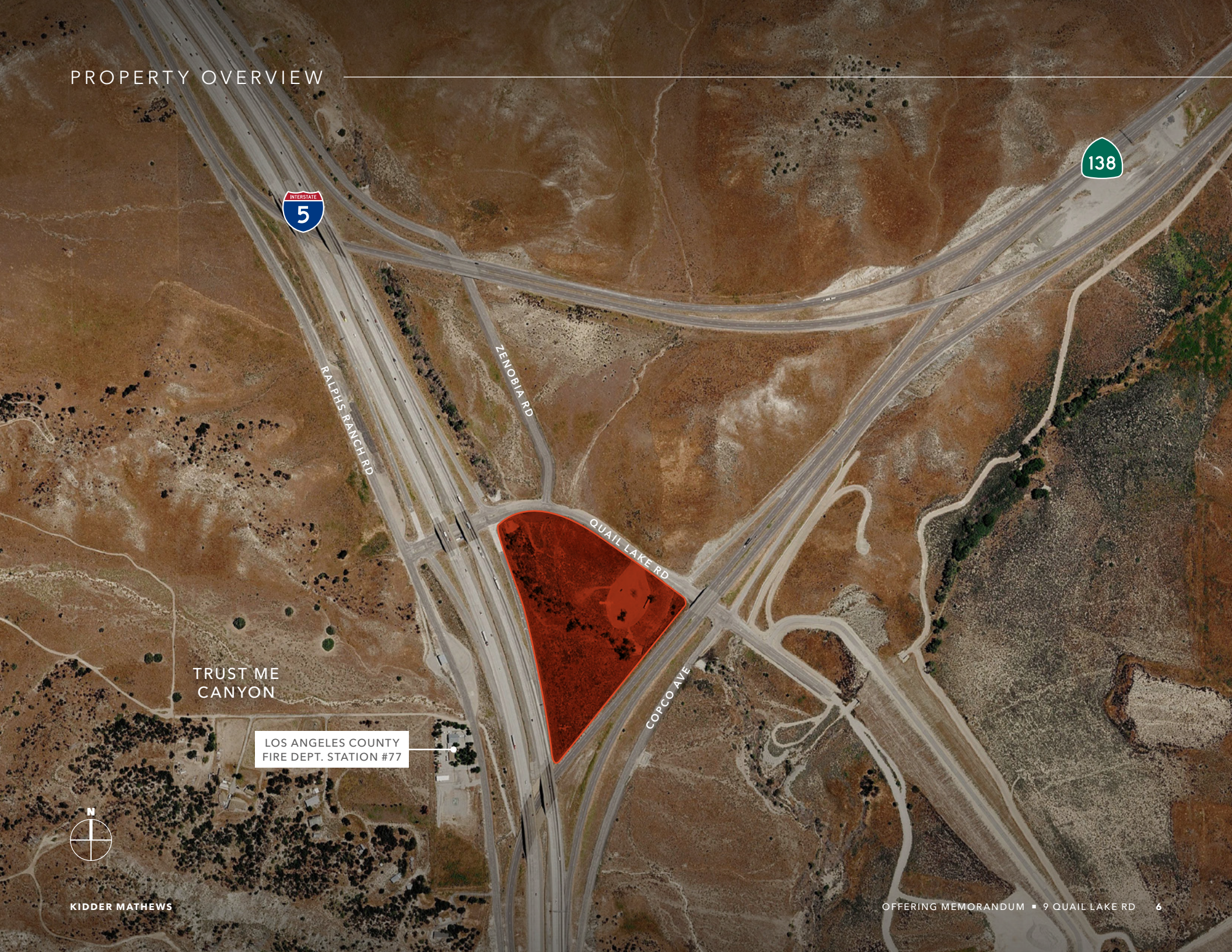
Contact the listing team today for additional information regarding this unique opportunity.



Address	9 Quail Lake Rd, Lebec, CA 93243
APN	3252-011-023
Land SF	575,362 SF
Land AC	13.21 AC
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	\$1,295,000

PROPERTY OVERVIEW

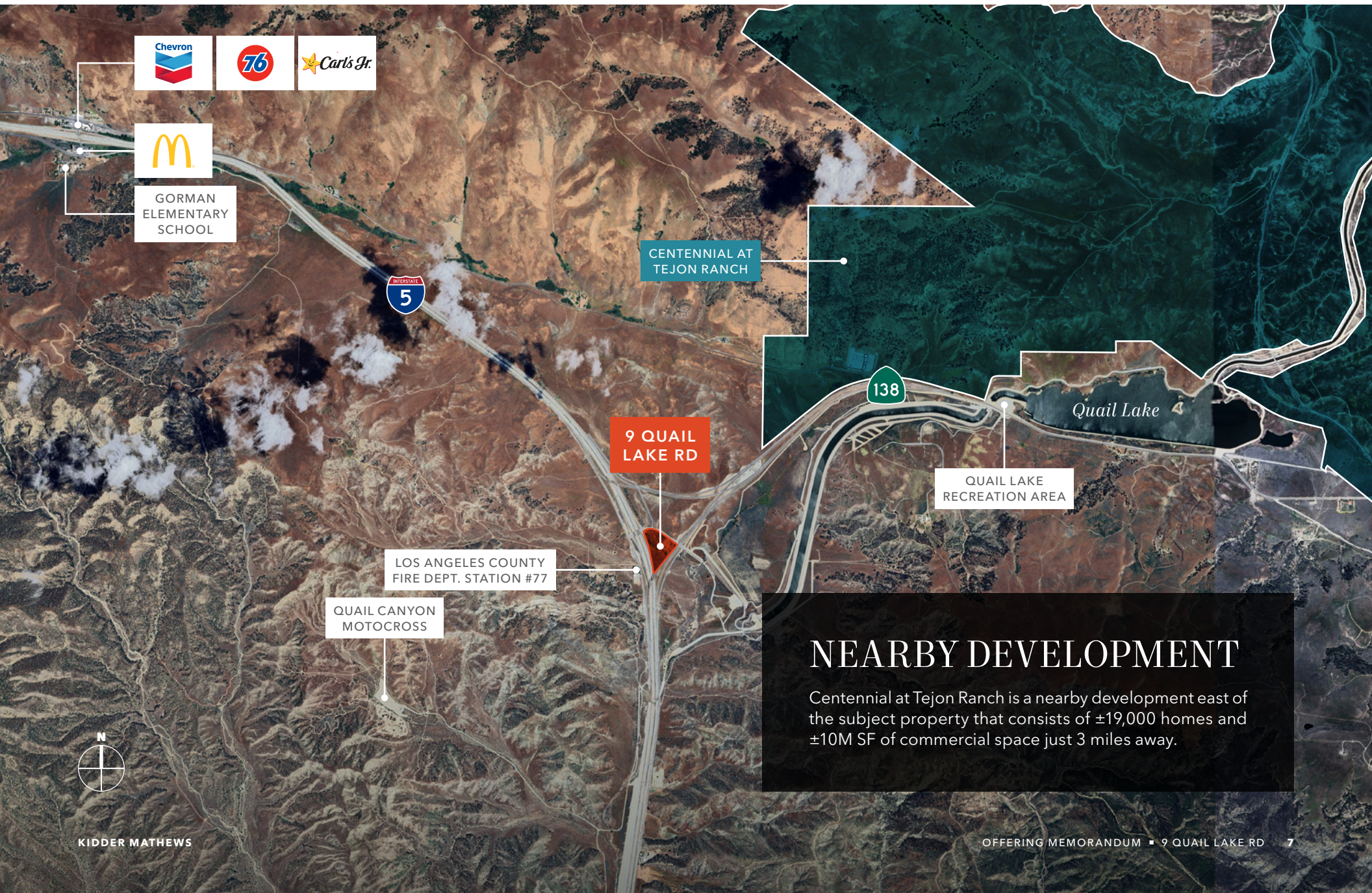
PROPERTY OVERVIEW



TRUST ME
CANYON

LOS ANGELES COUNTY
FIRE DEPT. STATION #77





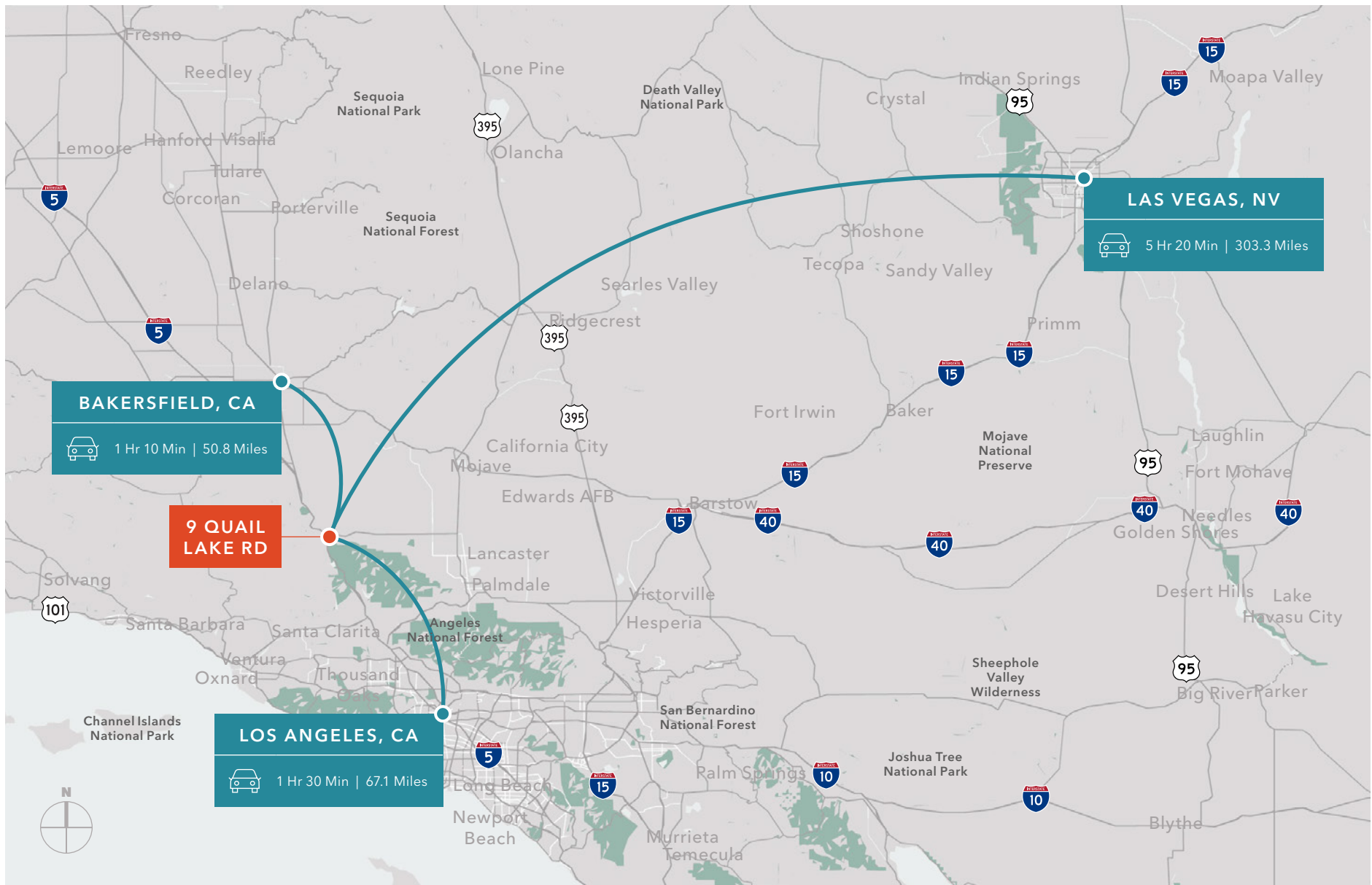
NEARBY DEVELOPMENT

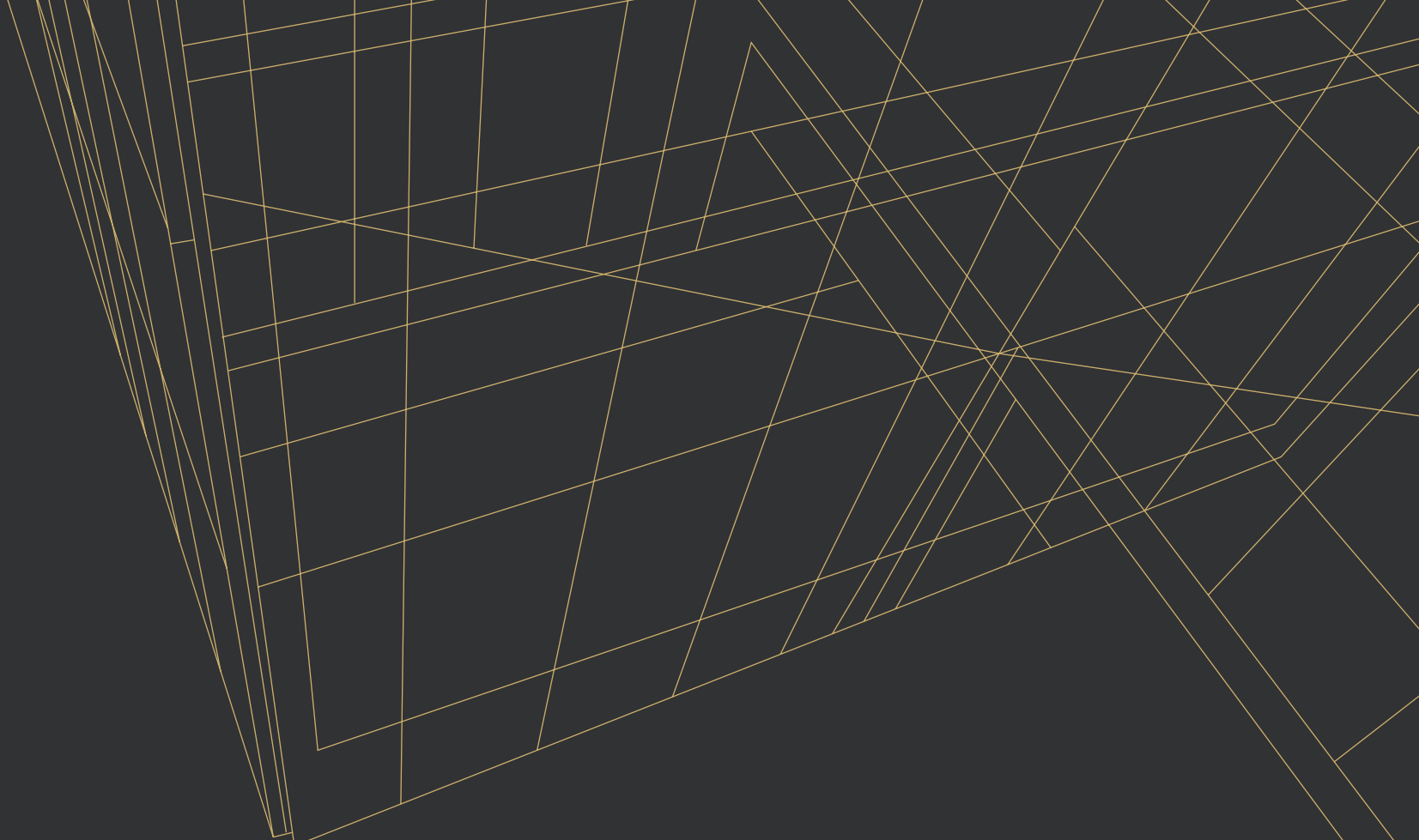
Centennial at Tejon Ranch is a nearby development east of the subject property that consists of $\pm 19,000$ homes and $\pm 10M$ SF of commercial space just 3 miles away.

PROPERTY OVERVIEW



PROPERTY OVERVIEW





Exclusively listed by

CASEY LINS

Senior Vice President

714.333.6768

casey.lins@kidder.com

LIC N° 01902650

VINCENT COOK

Senior Associate

310.405.3654

vincent.cook@kidder.com

LIC N° 02012324

KIDDER.COM

