

LAND FOR SALE

±1 ACRE OF COMMERCIAL LAND IN ROSAMOND, CA

4000 Truman Rd, Rosamond, CA 93560



Sale Price

\$25,000

PROPERTY HIGHLIGHTS

- ±1 Acre of Land in Rosamond, California
- Zoned A1, Ideal For A Variety of Agricultural or Rural Uses
- Approximately 25 Miles Northeast of Downtown Bakersfield
- Situated Near Rosemond Skypark Airport
- Convenient Access to Major Highways and Arterial Roads
- Ideal For Agricultural Projects, Businesses, & Investment Opportunities
- Prime Land w/ Nearby CA-14 Access
- North/South Traffic Generator Minutes Away

OFFERING SUMMARY

Available SF:	±43,560
Lot Size:	1 Acres
Price / Acre:	\$25,000
Zoning:	A1 (Limited Agricultural)
Market:	Bakersfield
Submarket:	SE Outlying Kern County
Cross Streets	Truman Rd & Werner St
APN	472-020-05-00-2

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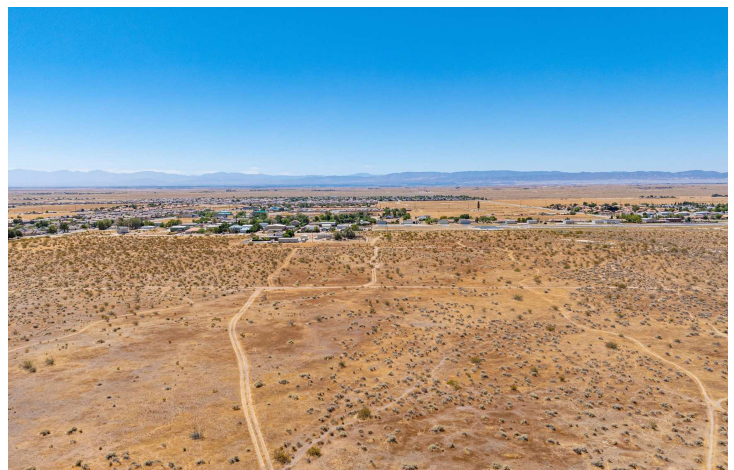
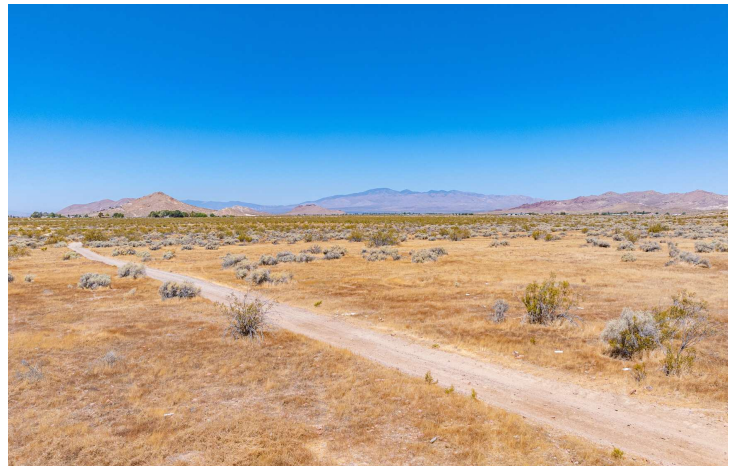
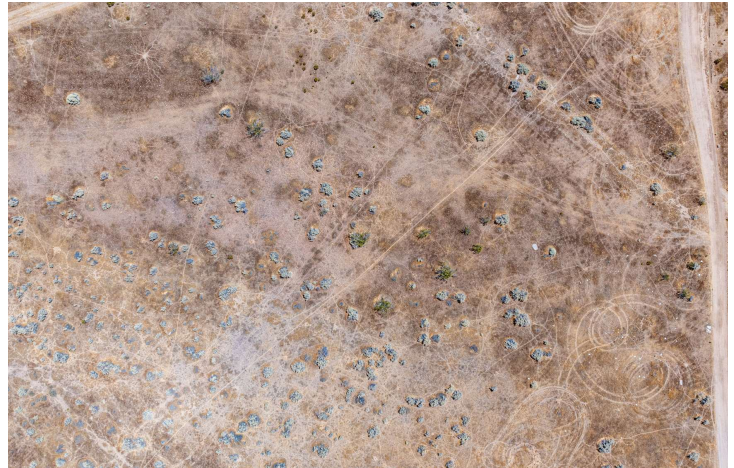
PROPERTY DESCRIPTION

±1 acres of agricultural land located in Rosamond, California near the Los Angeles county line. The property is situated just 15 minutes north of the Lancaster Metrolink station providing direct access to Los Angeles Union Station. This parcel has quick access to State Route 14 which allows for convenient access to State Route 138, connecting to I-5. The zoning is suitable for agricultural and rural development, offering flexibility for various uses.

LOCATION DESCRIPTION

Rosamond is an unincorporated town in Kern County, California, located 20 miles north of Palmdale, 13 miles south of Mojave, and 11 miles north of Lancaster. Two unique assets of Rosamond are the Rosamond Skypark Airport, featuring a paved 3,600-foot runway, and Willow Springs Raceway, which hosts a variety of motor racing events, attracting people from all over Southern California.

The property is located in southern Kern County, California, approximately 25 miles northeast from downtown Bakersfield, which is the location of the county seat. Kern County's economy is heavily linked to agricultural and petroleum extraction. The county accounts for one-tenth of the overall US oil production, and three of the five largest US oil fields are in Kern County. Kern County's agriculture cluster is the largest and most significant of the clusters. Value-added agriculture is an expanding cluster and is highly specialized and concentrated with an overall employment growth that outpaces most competitor counties.



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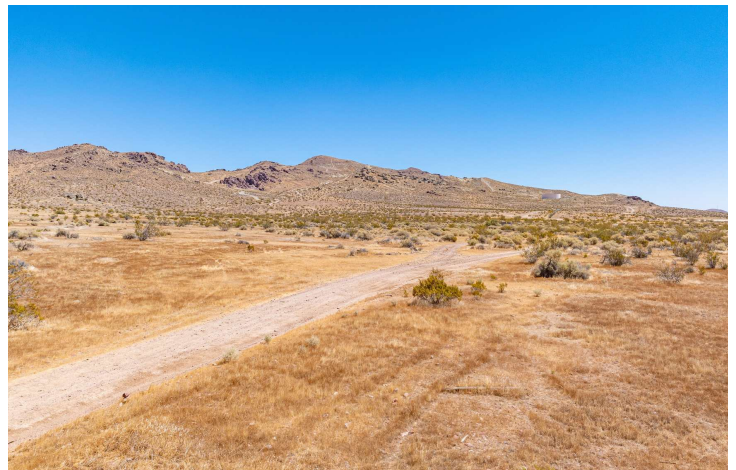
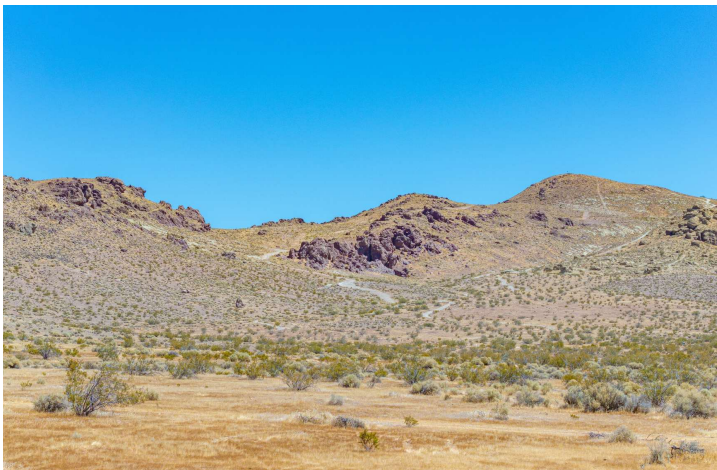
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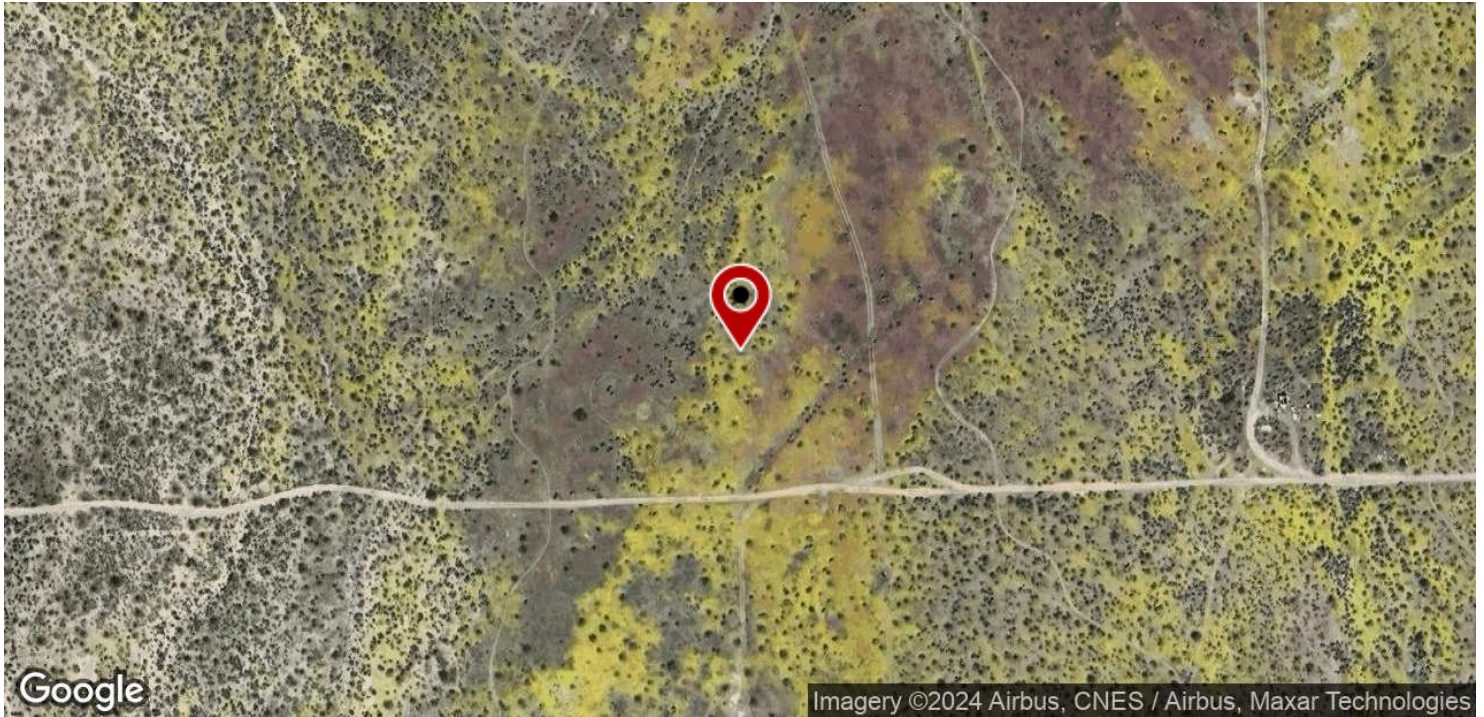
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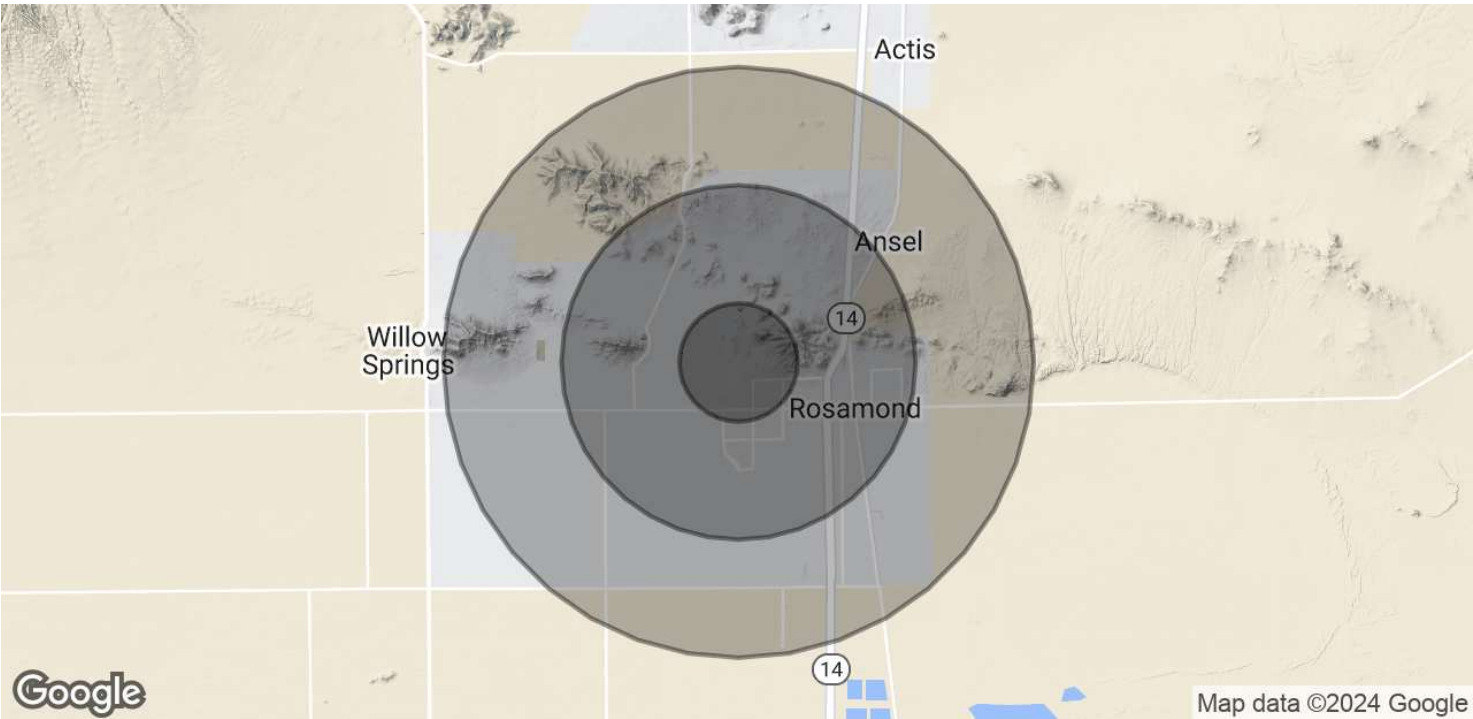
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	659	10,625	21,205
Average Age	40	37	36
Average Age (Male)	40	37	36
Average Age (Female)	40	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	222	3,550	7,186
# of Persons per HH	3	3	3
Average HH Income	\$85,616	\$110,504	\$99,072
Average House Value	\$305,429	\$407,413	\$366,322

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	49.3%	42.9%	47.5%

Demographics data derived from AlphaMap

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