

LAND FOR SALE

±40 ACRES OF COMMERCIAL PASTURE - CAN BE DIVIDED

40000 Caliente Bodfish Rd, Caliente, CA 93518

21 CENTRAL CA
COMMERCIAL



Sale Price

\$140,000

OFFERING SUMMARY

Available SF:	1,742,400
Lot Size:	40 Acres
Price / Acre:	\$3,500
Zoning:	A- Agriculture
Market:	Kern
Submarket:	NE Outlying Kern County
Cross Streets:	Caliente Bodfish Rd & Walker Basin Rd
APN:	397-150-03

PROPERTY HIGHLIGHTS

- ±40 Acres of Land in Caliente, California in the Antelope Valley
- Zoned A1, Ideal For A Variety of Agricultural or Rural Uses
- Approximately 6 miles from Shopping & 16 Miles Northeast of Lake Isabella
- ±25 Miles in Proximity to the Heavily Traveled I-5
- Convenient Access to Major Highways In The Great Western Sierra Mountain Range
- Ideal For Agricultural Projects, Businesses, & Investment Opportunities
- Prime Land w/ Quick Access to Hwy 58
- Situated Near Edwards Air Force Base & Caliente Union Elementary
- Historic UPS Postal Station w/ In Direct Proximity
- Walker Basin Is Prime Grazing Land

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PROPERTY DESCRIPTION

40 acres of flat, useable land located in the Walker Basin area just west of the Antelope Valley. The property has easy access to highway 58 which allows for convenient connections to major highways in the area. The zoning is flexible and allows for a variety of agricultural or rural uses including: harvesting of crops, breeding and raising animals, agricultural industries, residential uses, commercial uses for retail sales, resource extraction and energy development and many more. Caliente, California is one of the fastest growing areas of the United States in terms of population growth making this property ideal for agricultural projects, business, and investment opportunities.

LOCATION DESCRIPTION

This parcel is situated west of Caliente-Bodfish Road and north of Walker Basin Road in Kern County, California. Caliente is located in Southern California and sits in the southeastern part of the county nestled in the Tehachapi Mountains. Kern County, located approximately 25 miles northeast of downtown Bakersfield—the county seat—is a major hub for oil production, contributing to one-tenth of the nation's output. The subject property is only 6 miles from shopping and just 30 minutes from Lake Isabella, offering recreational opportunities such as boating, fishing, and camping. The parcel has quick access to highway 58, a significant east-west route that connects to Bakersfield and extends further east towards Barstow. Also accessible are major freeways I-5 and CA-99.



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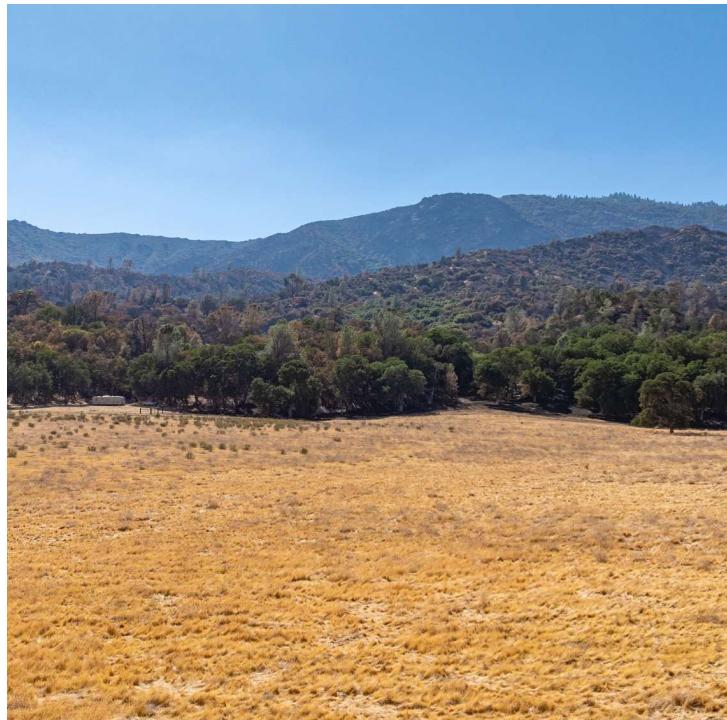
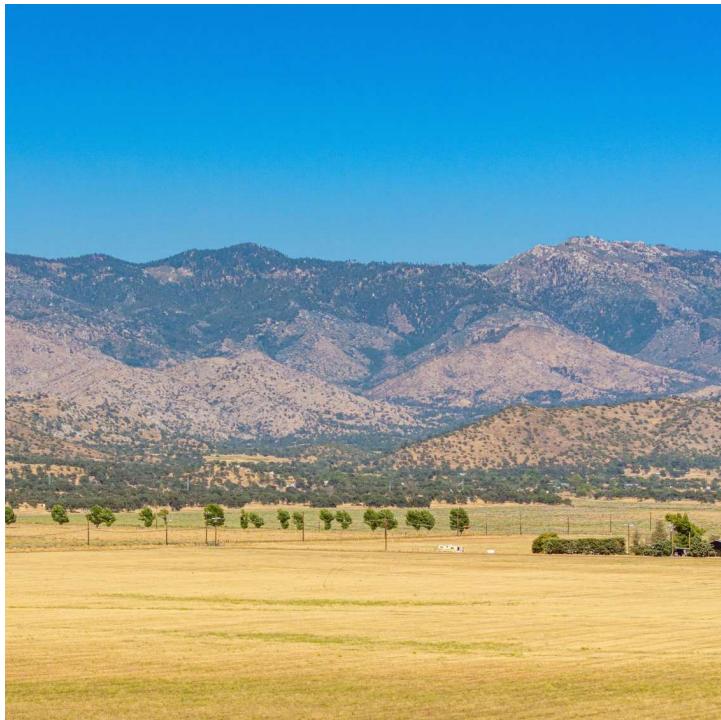
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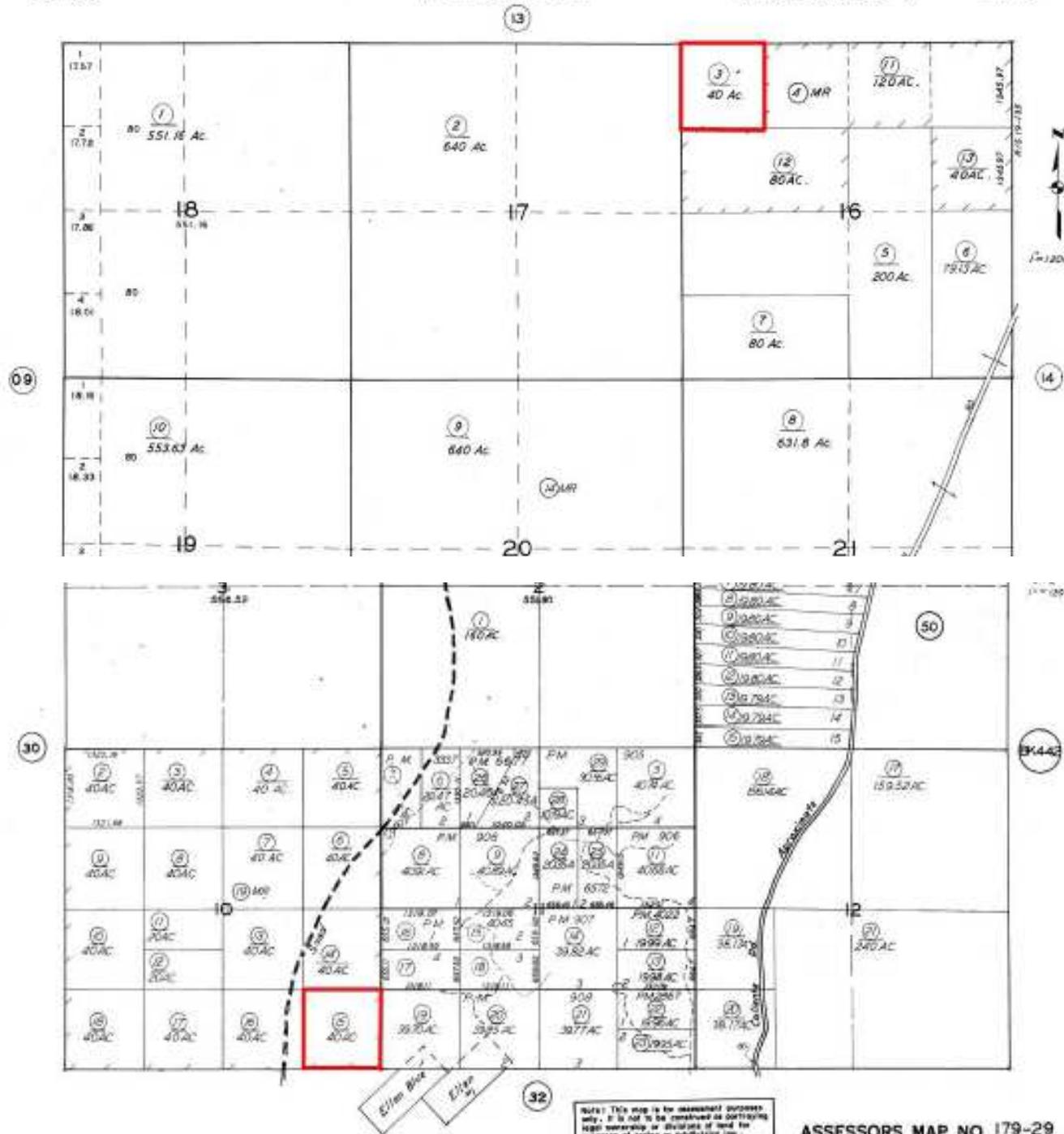


397-15

T. 29 S. R. 32 E.

SCHOOL DIST. 63-0

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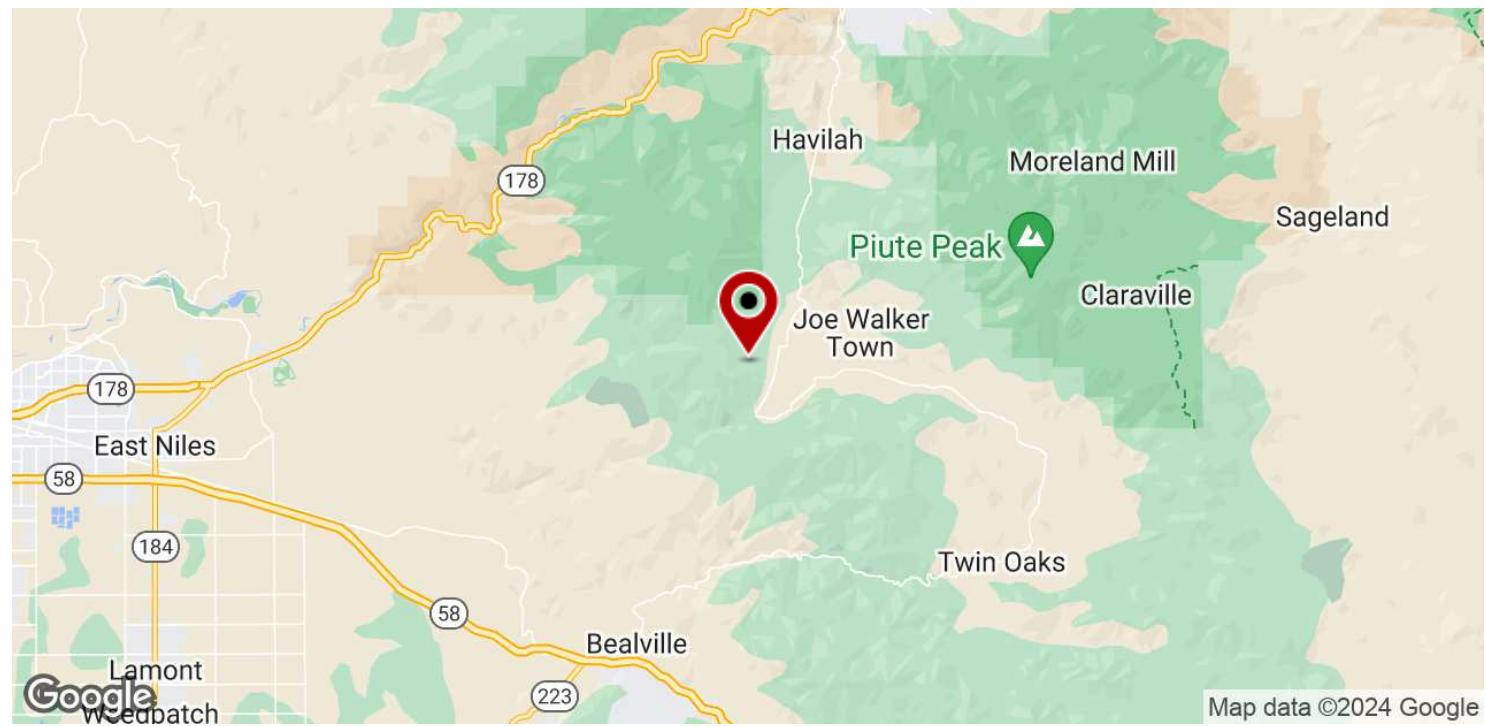
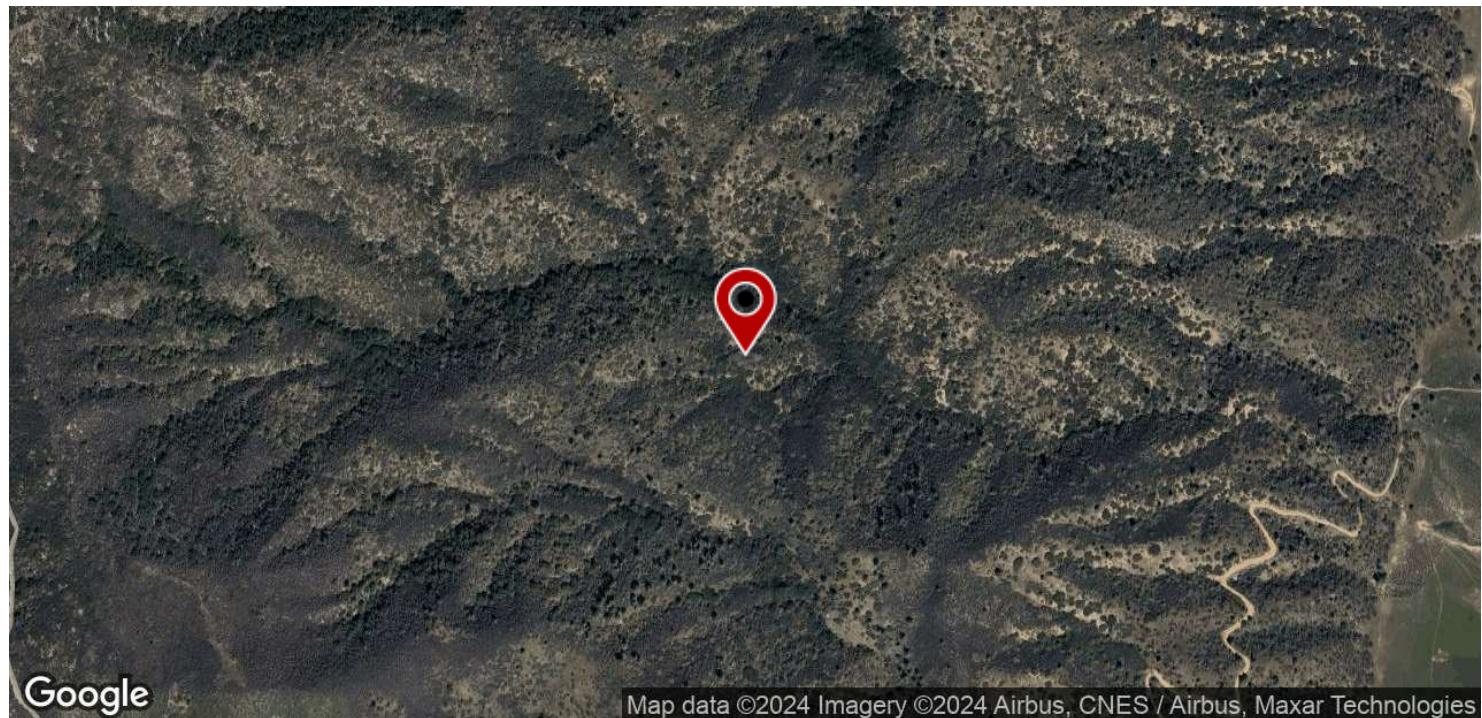
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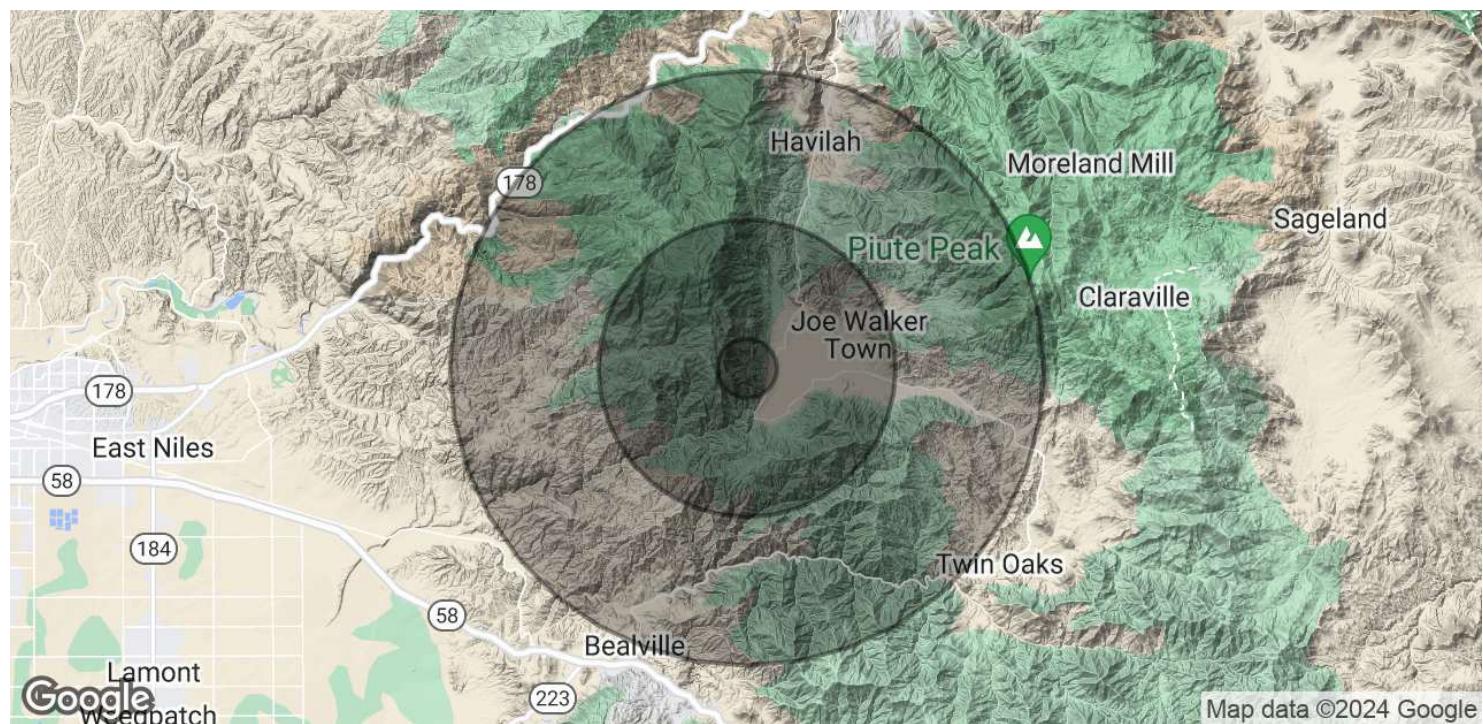
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,077	49,764	152,081
Average Age	24.9	28.3	31.1
Average Age (Male)	21.2	26.6	29.5
Average Age (Female)	28.4	30.3	33.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	518	13,360	42,689
# of Persons per HH	4.0	3.7	3.6
Average HH Income	\$47,747	\$54,935	\$63,432
Average House Value	\$236,831	\$333,493	\$303,679

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	83.1%	79.5%	67.8%

* Demographic data derived from 2020 ACS - US Census

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