



±0.25 Acres of Level Land in California City



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Sale Price: | \$22,500 |
| Price/SF: | \$2.33/SF |
| Lot Size: | 0.25 Acres |
| Lot Size (SF): | 10,716 SF |
| Zoning: | RL: Residential Low |
| Market: | Indian Wells Valley |
| Submarket: | Central Ridgecrest |
| Cross Streets: | Holly Ave & 92nd St |
| APN: | 205-102-24-00-6 |
| Seller Carry: | Yes - Available |

PROPERTY HIGHLIGHTS

- ±0.25 Acres of Level Land | Secure Location
- 97' Wide By 110' Deep (±10,716 SF) | Easy Access
- Seller Carry Financing Available w/ 10% Down!
- Private Setting Minutes Away From Central Park
- Paved Road Frontage Access from North & West
- Quick Access from Nueralia Rd & California City Blvd
- 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



±0.25 Acres of Level Land in California City

PROPERTY DESCRIPTION

Stunning ±0.25 acre (±10,716 SF) infill lot located in central California City near many existing businesses & developments and is within a short walking distance to the school. Nearby developments are upscale with a newer 2006 construction home to the east and a 2007 construction home on a similar-sized lot to the north. This property features paved road frontage from the north, the electric pole is on the south rear edge of the property, adjacent property has natural gas, peaceful walking path within the neighborhood, & the water is at the street. Easy access from California City Blvd within 8 miles of Highway 14. Just minutes to Mojave, 28 miles to Tehachapi, 30 miles to Golden Hills, & 40 miles to Lancaster. Seller will carry loan at reasonable terms with only 10% down!

LOCATION DESCRIPTION

The property is located north of Loop Blvd, east of 92nd St, south of Fir Ave and west of Hacienda Blvd. With easy access to California City Blvd, it offers beautiful views as well as a secure and private location. California City is a city located in northern Antelope Valley in Kern County, California, United States. It is 100 miles north of the city of Los Angeles, and the population was 14,973 at the 2020 census. Covering 203.63 square miles, California City has the third-largest land area of any city in the state of California, and is the largest city by land area in California that is not a county seat.



Jared Ennis

CalDRE #01945284

Executive Vice President

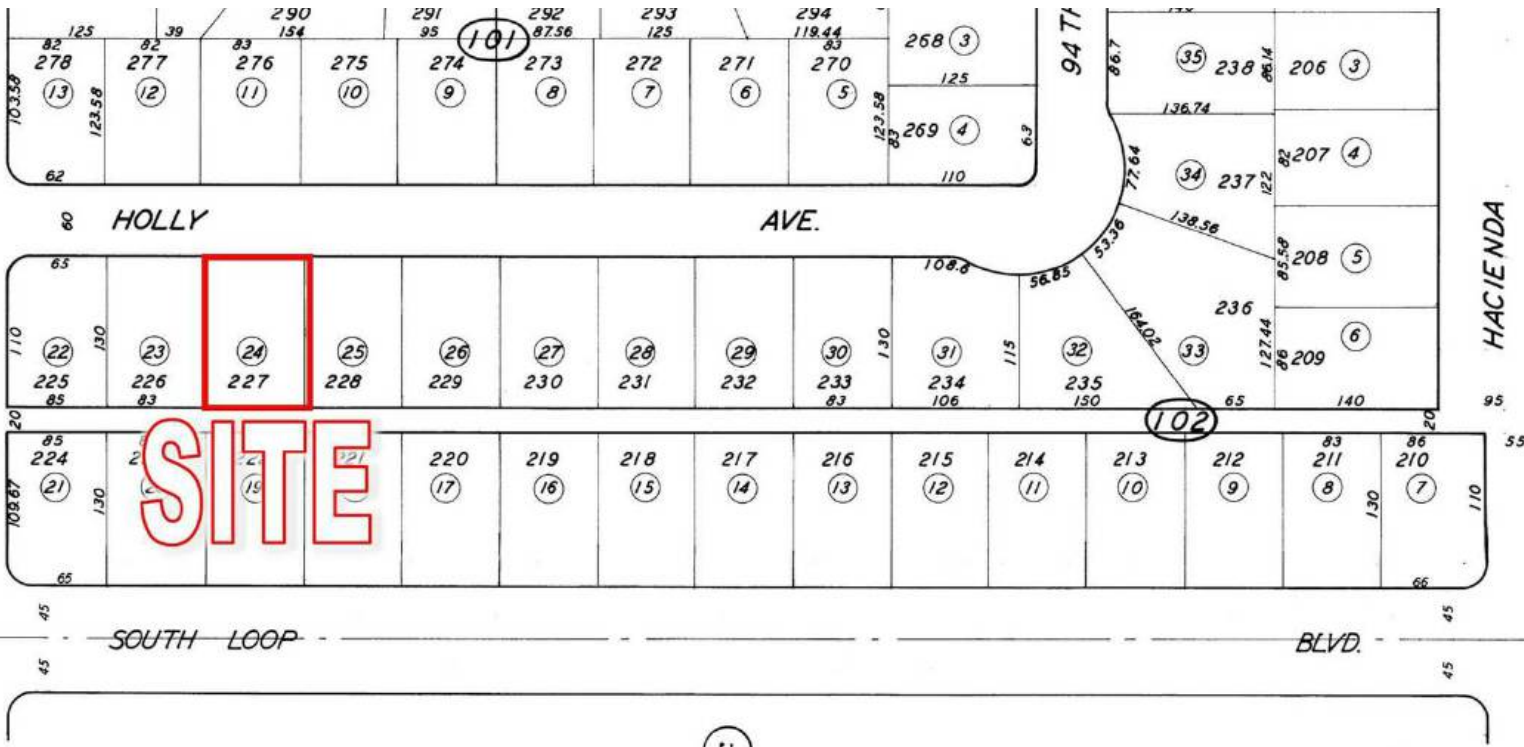
jared@centralcacommercial.com

559.705.1000

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±0.25 Acres of Level Land in California City



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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±0.25 Acres of Level Land in California City

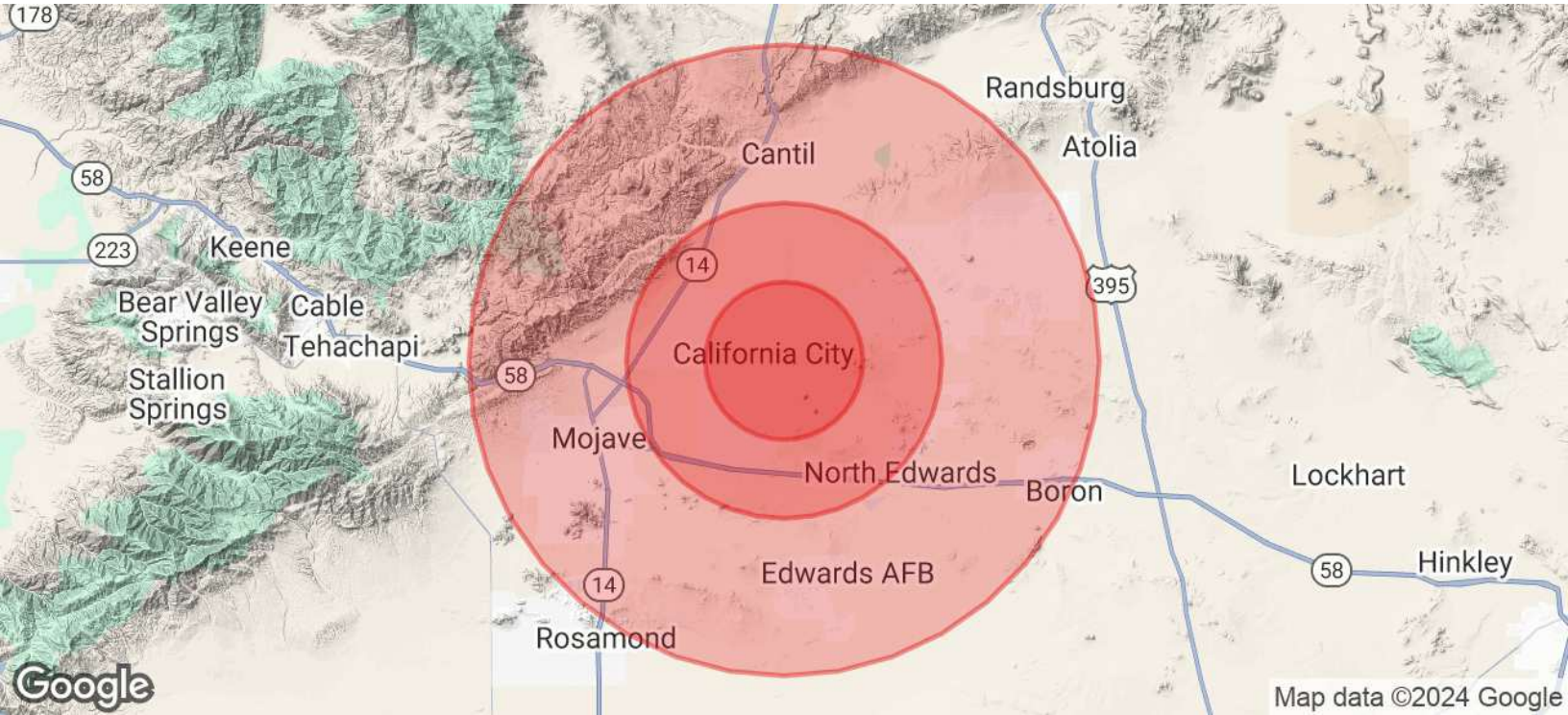


Jared Ennis
CalDRE #01945284
Executive Vice President
jared@centralcacommercial.com
559.705.1000

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

±0.25 Acres of Level Land in California City



| POPULATION | 5 MILES | 10 MILES | 20 MILES |
|----------------------|----------------|-----------------|-----------------|
| Total Population | 13,142 | 15,537 | 38,650 |
| Average Age | 37 | 38 | 36 |
| Average Age (Male) | 37 | 37 | 36 |
| Average Age (Female) | 38 | 40 | 37 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 20 MILES |
|--------------------------------|----------------|-----------------|-----------------|
| Total Households | 4,714 | 5,102 | 12,952 |
| # of Persons per HH | 2.8 | 3 | 3 |
| Average HH Income | \$77,225 | \$72,514 | \$80,686 |
| Average House Value | \$257,133 | \$245,855 | \$267,206 |

Demographics data derived from AlphaMap

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.