

# Rosamond

Favorito, Rosamond, CA 93560



Presented By:  
Approach Properties Premium Real Estate Services



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## Property Details

Efficient Markets and Approach Properties are pleased to offer a 180.28-acre property for sale via sealed bid auction, located in the Willow Springs area of Rosamond, California. This property spans four contiguous parcels (APNs: 315-011-32, 315-011-33, 315-030-10, and 315-030-11) and is situated in a region already home to multiple operating solar facilities.

**Size & Zoning:** 180.28 total acres across four parcels zoned primarily for estate residential use, with agricultural overlays on select areas.

**Location:** Favorito Avenue bisects the site east-west, with access from Dawn Road (north) and 71st Street West (east). The site is approximately 3.6 miles from Rosamond and directly adjacent to an existing solar energy facility.

**Topography:** Predominantly flat to gently sloping terrain, with a minor rocky butte offering elevation between approximately 2,610 and 2,925 feet.

**Adjacent Infrastructure:** Close proximity to existing utility-scale solar arrays, transmission corridors, and grid infrastructure increases likelihood of viable interconnection.

**Environmental Readiness:** A Biological Constraints Analysis (Padre Associates, 2017) identified no critical habitat or listed species onsite.

**Noise Compatibility:** A Noise Study Report (2017) confirmed that nearby activities, including the Willow Springs International Raceway, do not exceed Kern County noise thresholds.

**No Prior Development:** The property is currently vacant, with no improvements—offering a clean slate for development.

**Price: \$1.00**

- Located in one of California’s most active solar markets.
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- Neighboring operating solar facilities suggest a supportive permitting environment and grid availability.
- Site accommodates potential for utility-scale PV or hybrid solar plus storage projects.

View the full listing here: <https://www.loopnet.com/Listing/Favorito-Rosamond-CA/37906512/>

Price:	\$1.00
Property Type:	Land
Property Subtype:	Agricultural
Proposed Use:	Single Family Development
Sale Type:	Investment or Owner User
Total Lot Size:	180.20 AC
Sale Conditions:	Build to Suit
No. Lots:	1
APN / Parcel ID:	315-011-32

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## Location





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## Property Photos



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## Property Photos



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## Property Photos



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## Property Photos



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## Property Photos



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## Property Photos



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