

# 3.24 Acres 2 Lots I-5 Freeway Offramp



**1.05  
Acres**

**2.19  
Acres**

**Gorman School Rd**

**Ralphs Ranch Rd**

**Gorman School Rd**



**Bashir Tariq 951-269-3000**

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DRE# 01851484



# OFFERING SUMMARY

## Location

### Ralphs Ranch Rd and Gorman School Rd

Corner Lot no. 1  
Gorman CA

## Offering Summary

**2 Lots**

**3.24 acres**

**Price**

**\$3,500,000**

2 Lots Size

3.24 acres combined

Lot no. 1

2.19 acres

Lot no. 2

1.05 acres



# INVESTMENT HIGHLIGHTS

**Great location to build Fast Food, Strip Center, Recreation related Business or any Business you desire** ● Check with the City/County for your specific use

- I-5 FREEWAY Offramp, Corner Lot
- Parcel no. 1, High visibility from the 5 Fwy. Parcel no. 2 across from well known McDonald's and Elementary School
- Water & Power at 1 parcel and nearby on the 2<sup>nd</sup> parcel
- Tejon Ranch Company wants to build around 35,000 homes single family and multifamily.  
<https://tejonranch.com/tejon-ranch-company-to-start-construction-on-its-first-residential-multi-family-community-terra-vista-at-tejon/>
- Minutes away from, California's second largest off-highway vehicular (OHV) recreation area offers 19,000 acres land and more than 130 miles of scenic trails for Motorcycles, All Terrain Vehicles (ATV), Dune Buggies and 4x4 Recreation Vehicles

**Property for Sale - 2 Parcels 3.24 acres**



## Recent Comps

### Property sold in February 2024

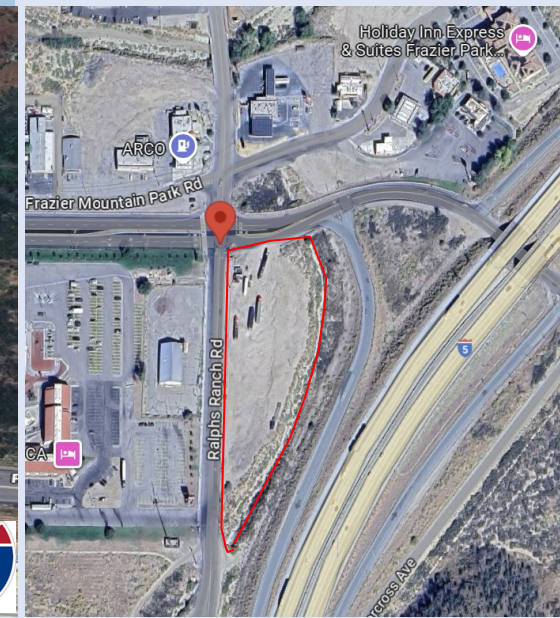
Property sold on Frazier Mountain Park Rd & Ralphs Ranch Rd, Lebec around 3 miles from the subject property

4.67 acres sold for \$4,050,000

Due to terrain and layout of the property, usable area may be considerable less than the actual acres recorded

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

### Property sold in February 2024



**AERIAL OVERVIEW**

**Gorman Elementary School**

**Gorman School Rd**

**Parcel 1 of 2  
2.18 acres**

**2 Parcels combined  
3.24 acres**

**Gorman School Rd**

**Ralphs Ranch Rd**



# LOT VIEWS



# AREA OVERVIEW

## Gorman, Lubac, Tejon Pass, Hungry Valley

**Gorman** is an unincorporated community in northwestern Los Angeles County, California, United States. It is located in Peace Valley south of the Tejon Pass, which links Southern California with the San Joaquin Valley and Northern California. Due to this location, the area has served as a historic travel stop dating back to the indigenous peoples of California. Tens of thousands of motorists travel through Gorman daily on the Golden State Freeway (Interstate 5) since the highway's completion in the mid-20th Century.

**Peace Valley** is a valley in the northwestern corner of Los Angeles County, California, running northeast–southeast along the San Andreas Fault and a section of Interstate 5 near Tejon Pass. The unincorporated community of Gorman is located within the valley.

The **Tejon Pass** /teɪˈhoʊn, təˈhoʊn, ˈteɪ.hoʊn/, previously known as **Portezuelo de Cortes**, **Portezuela de Castac**, and **Fort Tejon Pass** is a mountain pass between the southwest end of the Tehachapi Mountains and northeastern San Emigdio Mountains, linking Southern California north to the Central Valley. Both the pass and the grade north of it to the Central Valley are commonly referred to as "the Grapevine". It has been traversed by major roads such as the El Camino Viejo, the Stockton – Los Angeles Road, the Ridge Route, U.S. Route 99, and now Interstate 5.

### Tejon Ranch Co to star construction on its first residential - multi-family community, Terra Vista at Tejon.

Tejon Ranch Co. President and CEO, Gregory S. Bielli. "It marks the next stage of a constant progression that will see Tejon Ranch eventually become home to more than 35,000 homes, both single-family and multi-family, for rent and for sale." The 228-unit first phase of the Terra Vista at Tejon apartment community, which will ultimately have up to 495 units, consists of studio, one, and two-bedroom apartment homes. The new community will be a convenient housing option for the thousands of employees working within TRCC and the surrounding area, as well as residents in south Bakersfield, the southern portion of Kern County, and the adjacent Mountain Communities.

For additional information: <https://tejonranch.com/tejon-ranch-company-to-start-construction-on-its-first-residential-multi-family-community-terra-vista-at-tejon/>

**Hungry Valley** is a valley located along the northern border of Los Angeles and Ventura counties, about 2 mi (3.2 km) southwest of Gorman, California. The valley is notable for being a popular destination for off-road vehicle enthusiasts across California.

This off-highway area, California's second largest off-highway vehicular (OHV) recreation area, has hills and valleys, grassland, coastal sage scrub and oak woodland. Located in Gorman, 60 miles north of Los Angeles and 55 miles south of Bakersfield.

The park is a motorcycle, four-wheel drive, and all-terrain vehicle use area. There are about 130 miles of marked trails for all levels of OHV operators and hikers, from flat and level trails to steep and narrow. Also, over 150 miles of National Forest off-road routes available.

The **Hungry Valley State Vehicular Recreation Area** is an off-road vehicle recreation area administered by the California Department of Parks and Recreation. With over 130 mi (210 km) of marked off-road trails across over 19,000 acres (7,700 ha) of protected land, Hungry Valley SVRA is the second largest vehicular recreation area in California. The California Department of Parks and Recreation is tasked with the dual role of preserving the ecological integrity of the valley's chaparral plant communities while also managing the safe use of recreational vehicles in the area.

The valley includes a visitor center, public toilets, 11 campsites of varying sizes, and 6 off-road vehicle tracks for drivers of all skill levels and vehicle sizes. The valley is accessible via Gold Hill Road (paved) or Hungry Valley Road (dirt).



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## Property sold in February 2024

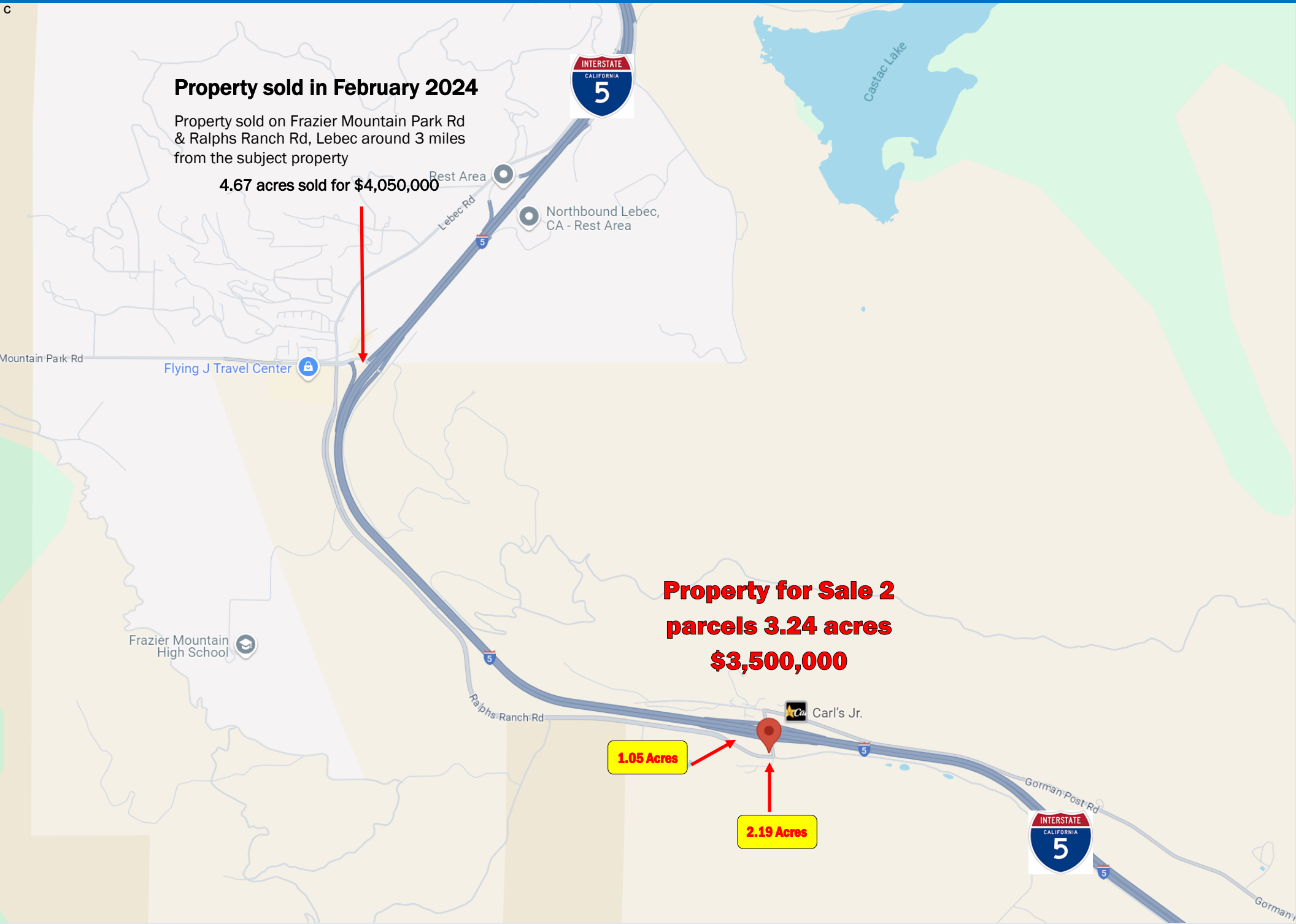
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1.05 Acres

2.19 Acres



# DEMOGRAPHICS

	3 miles	5 miles	10 miles
<b>POPULATION</b>			
2023 Population	182	928	3,672
Median Age	45	44.2	43.3
Bachelors' Degree Higher Education	18%	18%	18%
<b>INCOME</b>			
Average House Income	\$44,507	\$44,528	\$62,403
<b>HOME VALUE</b>			
Median Home Value	\$433,823	\$433,235	\$392,367
Median Home Year Built	1986	1986	1981
<b>HOUSEHOLDS</b>			
2023 Households	69	353	1,526
Average Household Size	2.6	2.6	2.4
Average Household Vehicles	2	2	2
<b>HOUSING OCCUPANCY</b>			
Owner Occupied Households	75%		
Renter Occupied Households	25%		
<b>TRAFFIC</b>			
Golden State Freeway	74,913	2022	
I-5 and Tejon Pass Rd NW	79,280	2022	

# SNAPSHOT



3,672

POPULATION 10 mile



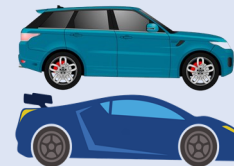
\$62,403

INCOME 10 mile



\$392,367

HOME VALUE 10 mile



74,913 I-5 Freeway

TRAFFIC Vehicles Per Day

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# Confidentiality & Disclaimer

## Presented By:



## Bashir Tariq

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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

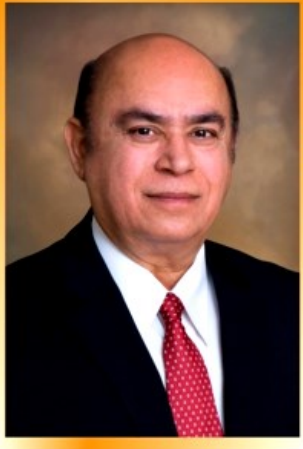
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 WINNING  
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