

# Resommercial<sup>®</sup> |



## GREAT ESTATE



## OFFERING MEMORANDUM

**Contact Us:**

**38.17 ACRES OF MIXED-USE VACANT LAND – RIDGECREST, CA**

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**AARE**

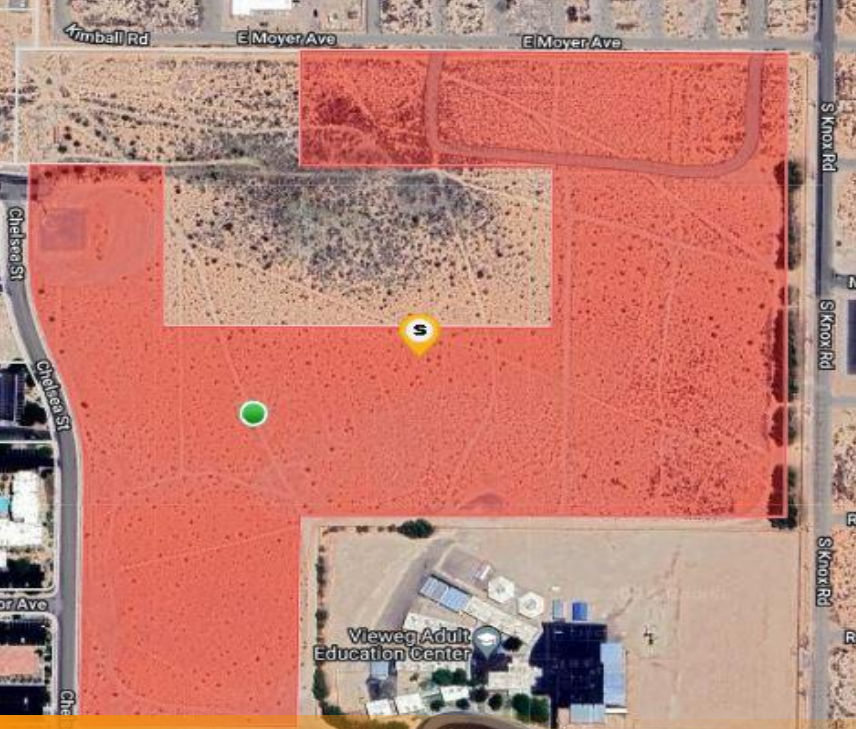
DRE: 01862781

1205 Auto Park Way #204

Escondido, CA 82029

AARE.com

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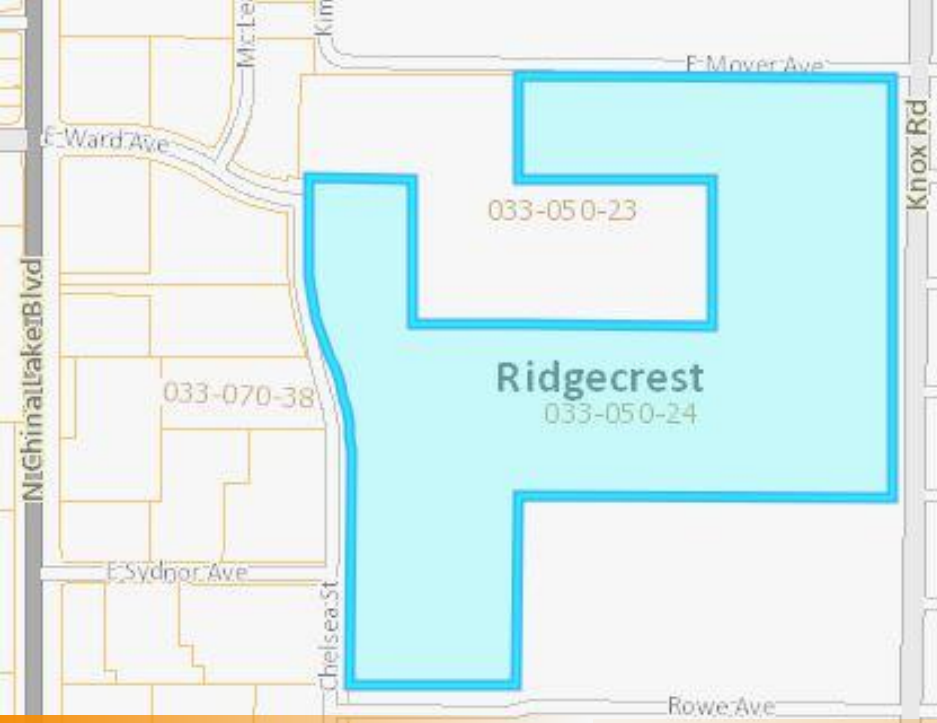


## PROPERTY SUMMARY

APN: 033-050-24-00-5

38.17 ACRES OF MIXED-USE VACANT LAND - RIDGECREST, CA

Rare 38.17-acre development opportunity in Ridgecrest's tech corridor. Prime industrial-zoned parcel (APN: 033-050-24-00-5) with 1,662,685 sq ft and ~3,718 ft triple street frontage. Ideal for mixed-use, tech park, or defense-related projects. Strategic location near Naval Air Weapons Station China Lake. Shape Ridgecrest's future with this cornerstone property. Flexible for phased development, addressing housing needs and economic growth. Don't miss this chance to create a legacy project. Contact us now at 714-944-1627 for details and site tour. Seize this unparalleled opportunity today!



## PROPERTY HIGHLIGHTS

APN: 033-050-24-00-5

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The site's most striking feature is its impressive triple street frontage, totaling approximately ~3,718 feet:

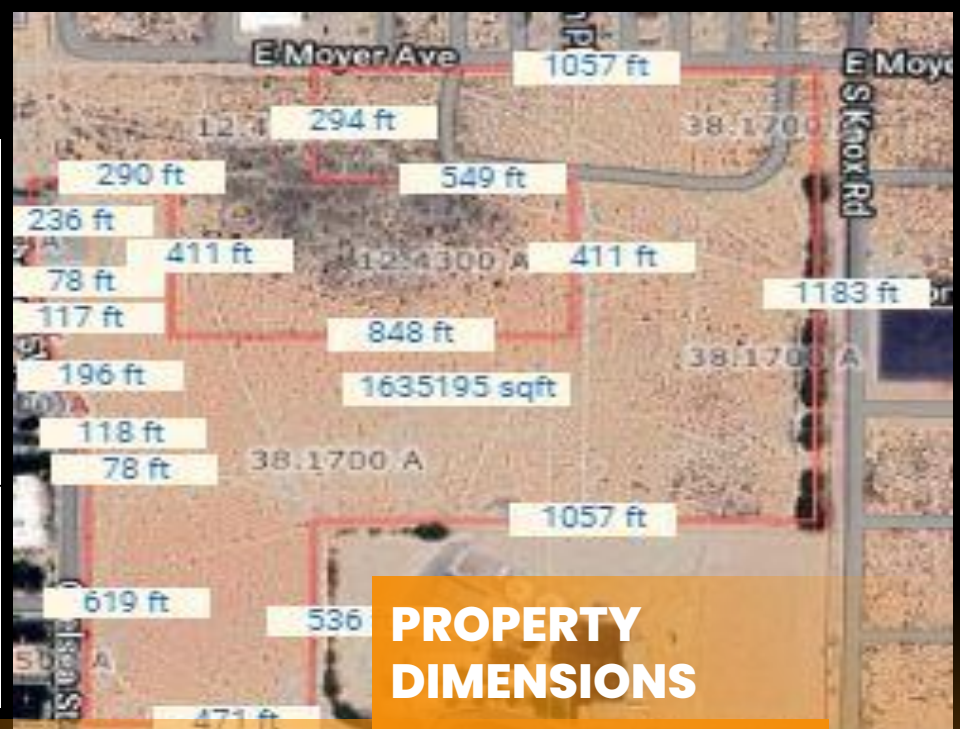
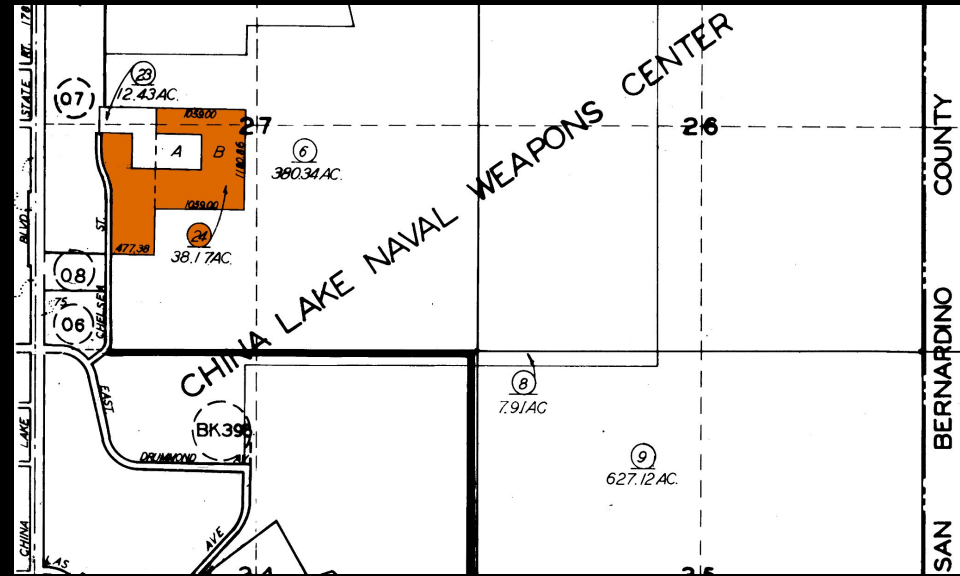
~1,433 feet along Chelsea Street

~1,206 feet on Knox Road

~1,079 feet facing Moyer

This extensive frontage offers unparalleled visibility and access, making it ideal for a landmark development that could define Ridgecrest's future skyline.

# LARGEST FLAT LOT AVAILABLE IN RIDGECREST!



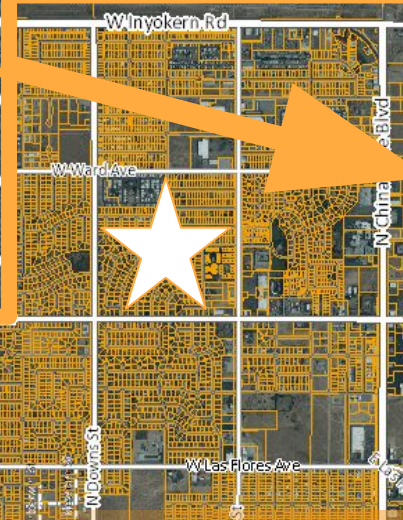
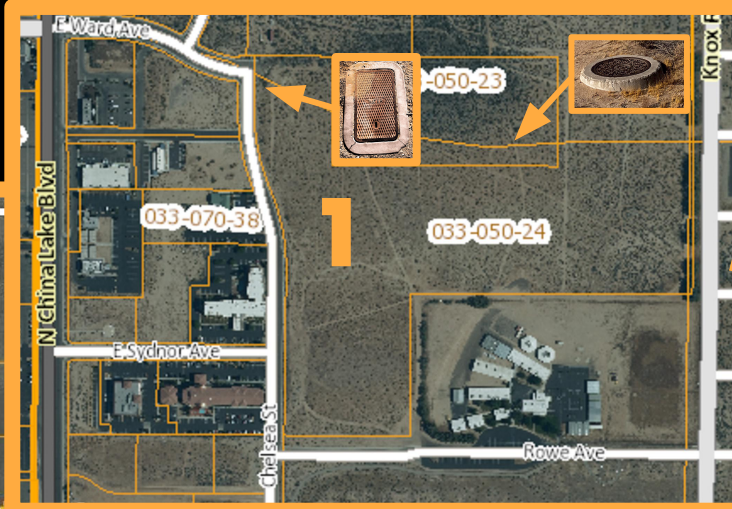
**PROPERTY  
DIMENSIONS**

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# PROPERTY AREA PATH OF PROGRESS

APN: 033-050-24-00-5

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The "path of progress" in real estate refers to a geographic area that's experiencing positive changes within its demographics and local economy alike. This development site is so impactful to the community that it will help the surrounding properties ability to appreciate in value. Buying property in a path of progress is a way to combat investor risk and to slingshot the property's value.

## Premier Development Opportunity in Ridgecrest, CA

Offering an exceptional 38.17-acre industrial-zoned parcel in Ridgecrest's burgeoning tech corridor.

This strategic asset features:

- 1,662,685 sq ft of prime developable land
- Impressive ~3,718 ft triple street frontage
- Proximity to Naval Air Weapons Station China Lake
- Potential for mixed-use development (subject to approvals)
- Straight Sale
- Co-GP /JV Options/Sale with Equity Participation
- Seller Financing/Equity Stake/Preferred Equity
- Financing Available

### OFFERING SUMMARY

APN: 033-050-24-00-5

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This property stands poised to become a cornerstone of Ridgecrest's transformation, offering unparalleled potential for large-scale, phased development in a rapidly evolving market.

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**PRESENTED BY :**

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