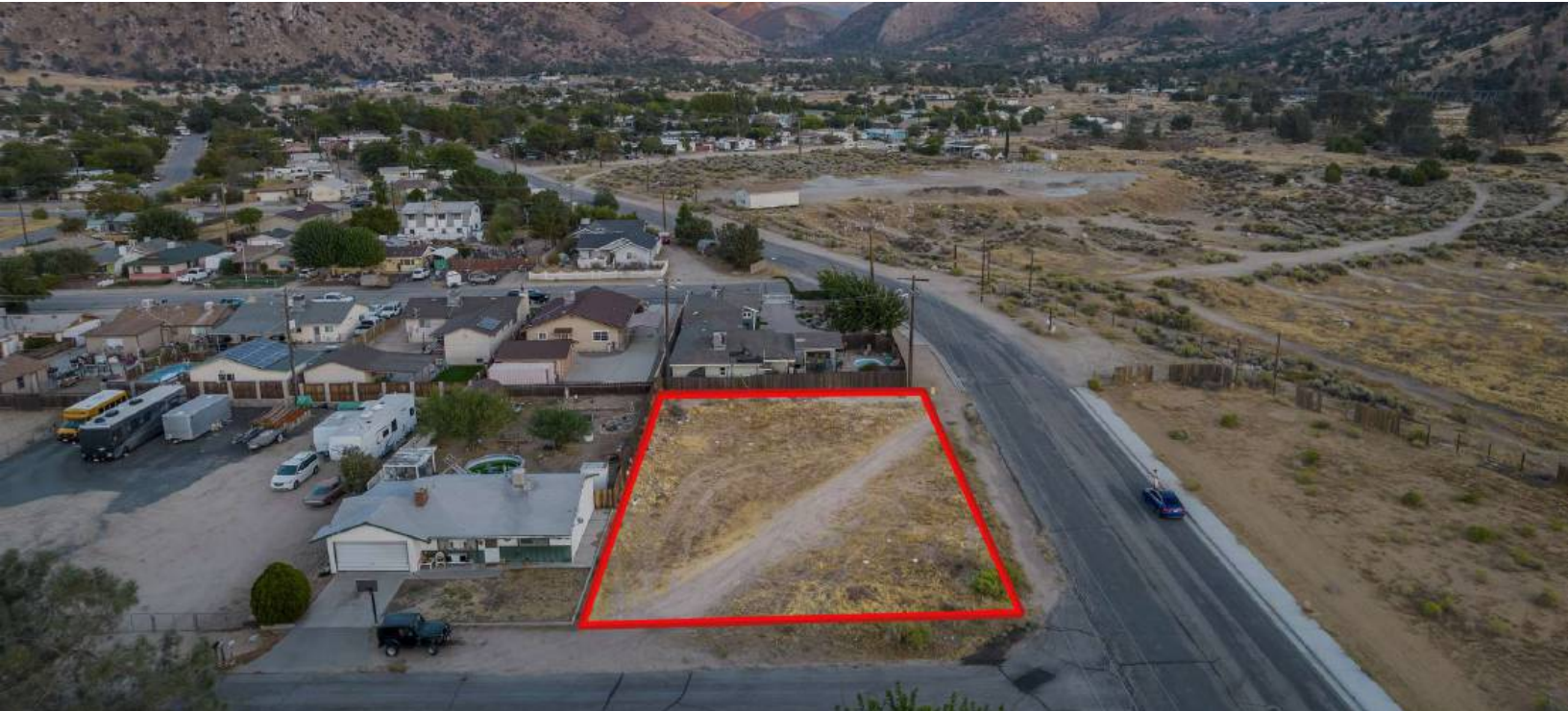


±0.24 Acres of Level Land in Lake Isabella



OFFERING SUMMARY

Sale Price:	\$29,000
Price/SF:	\$2.77/SF
Lot Size:	0.24 Acres
Lot Size (SF):	10,640 SF
Zoning:	R1: Residential
Market:	Southern Sierra Nevada
Submarket:	Lake Isabella Reservoir
Cross Streets:	Flower St & Webb Ave
APN:	263-123-07-00-4
Seller Carry:	Yes - Available

PROPERTY HIGHLIGHTS

- ±0.24 Acres of Level Land | Secure Location
- 115' Wide By 60' Deep (±10,640 SF) | Easy Access
- Seller Carry Financing Available w/ 10% Down!
- Private Setting Minutes Away From Kern Valley HS
- Paved Road Frontage Access from South & West
- Quick Access to Lake Isabella Blvd & Webb Ave
- North and South Bound Freeways Nearby
- Close Proximity to Kern Valley Airport

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Central CA Commercial

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PROPERTY DESCRIPTION

Stunning ±0.24 AC (±10,640 SF) infill lot located in central Lake Isabella near many existing businesses & developments and is within a short walking distance to Uffert Park/Ballfield and the school. Nearby developments display a pride of ownership on larger corner lots. This property features paved road frontage from the south and west, the electric pole is on the eastern edge of the property, natural gas is available, peaceful walking path within the neighborhood, & the water is available. Easy access from Lake Isabella Blvd within 1/2 mile of Highway 178. Just minutes to Wofford Heights/Kernville, 32 miles to Bakersfield, 50 miles to Bear Valley Springs, & 65 miles to Tehachapi. Seller will carry loan at reasonable terms with only 10% down!

LOCATION DESCRIPTION

The property is located north of Webb Ave, east of Lake Isabella Blvd, south of Crestview Ave and west of Scovern St. With easy access to CA-178, it offers beautiful views as well as a secure and private location. Lake Isabella is a year round town in the southern Sierra Nevada mountains, in Kern County located 42 miles NE of Bakersfield. Nearby Kern River is the southernmost major river system in the Sierra Nevada, and is the only major river in the Sierra that drains in a southerly direction. Lake Isabella is just 159 miles from Fresno, & 164 miles from Los Angeles. Within close proximity to The Trails of 100 Giants, Lake Isabella, Sequoia Nation Forrest Campgrounds on the Kern River, Sequoia Lodge, & The Kern Valley Museum.



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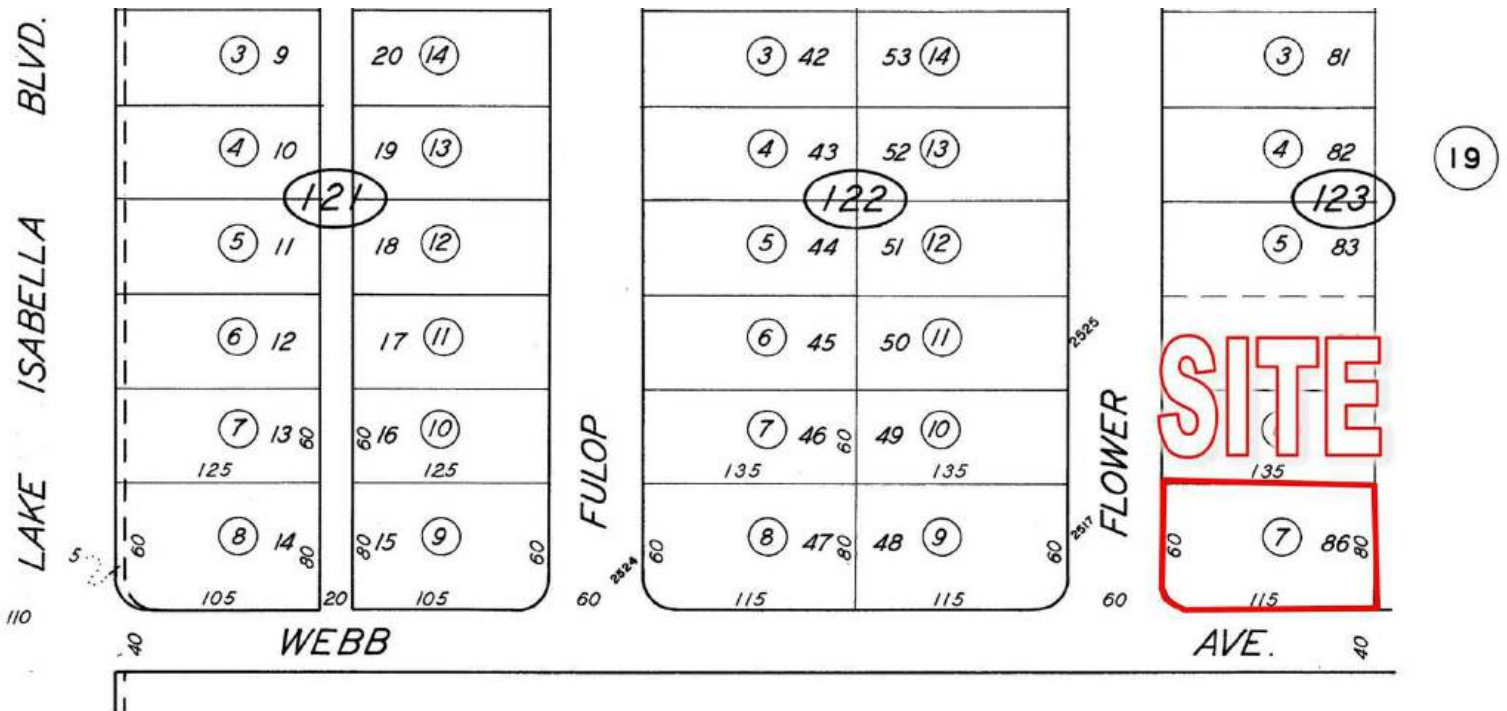
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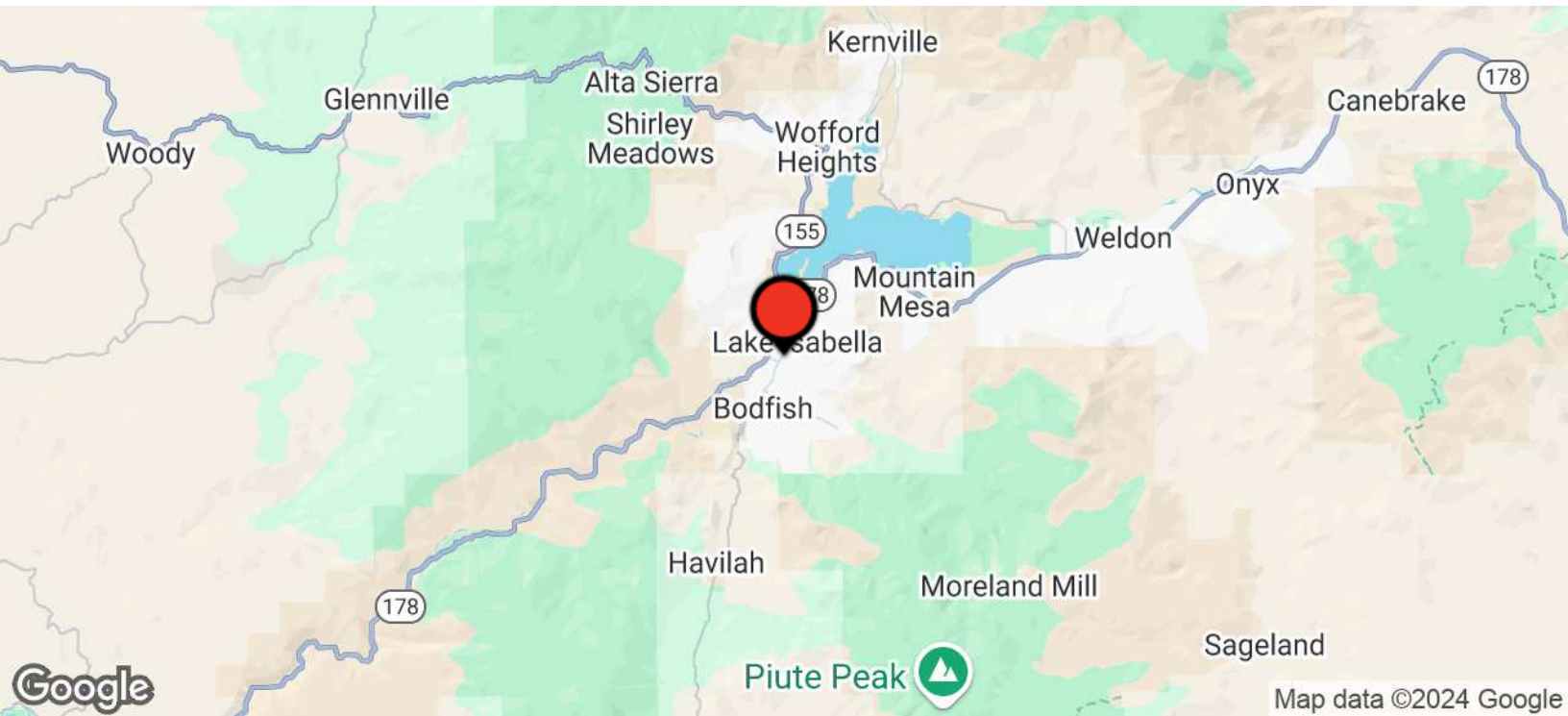
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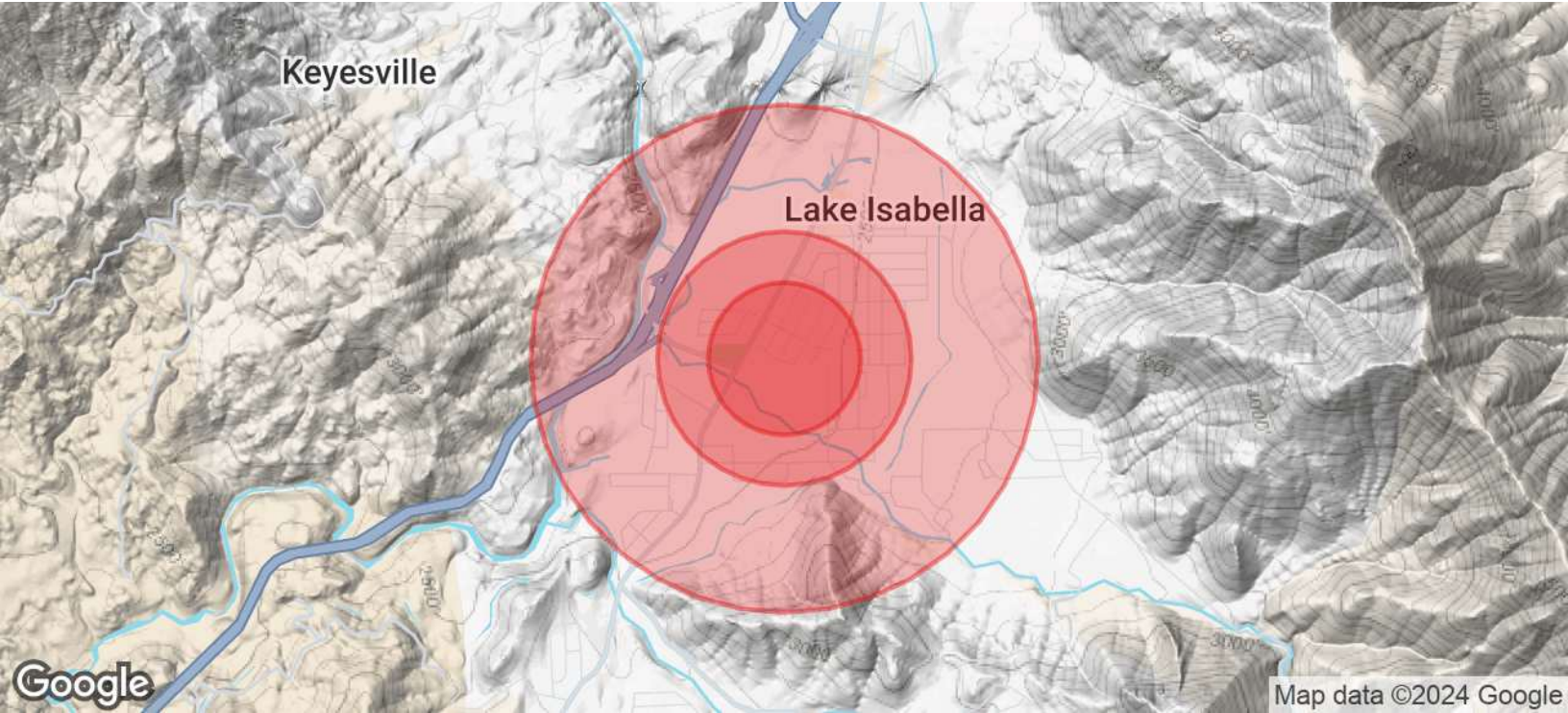
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	96	474	907
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	209	400
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$66,809	\$66,809	\$66,809
Average House Value	\$134,794	\$134,794	\$134,794

Demographics data derived from AlphaMap

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