



**±0.31 Acres of Level Land in California City**



**OFFERING SUMMARY**

Sale Price:	\$25,000
Price/SF:	\$1.87/SF
Lot Size:	0.31 Acres
Lot Size (SF):	13,462 SF
Zoning:	R1: Residential
Market:	Indian Wells Valley
Submarket:	Central California City
Cross Streets:	Grapewood Ave & 90th St
APN:	203-175-14-00-5
Seller Carry:	Yes - Available

**PROPERTY HIGHLIGHTS**

- ±0.31 Acres of Level Land | Secure Location
- 134' Wide By 120' Deep (±13,462 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

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### PROPERTY DESCRIPTION

Stunning ±0.31 acre (±13,462 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 2007 construction home to the east and a 2024 remodeled home on a similar-sized lot to the east. This property features paved road frontage from the south, fire hydrant on site (eastern edge), the electric pole is on the north edge of the property, 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 Holly Ave, east of Loop Blvd, south of Catalpa 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.



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Note: This map is for assessment purposes only. It is not to be construed as partitioning, reversionary or divisions of land for purposes of zoning or subdivision law.

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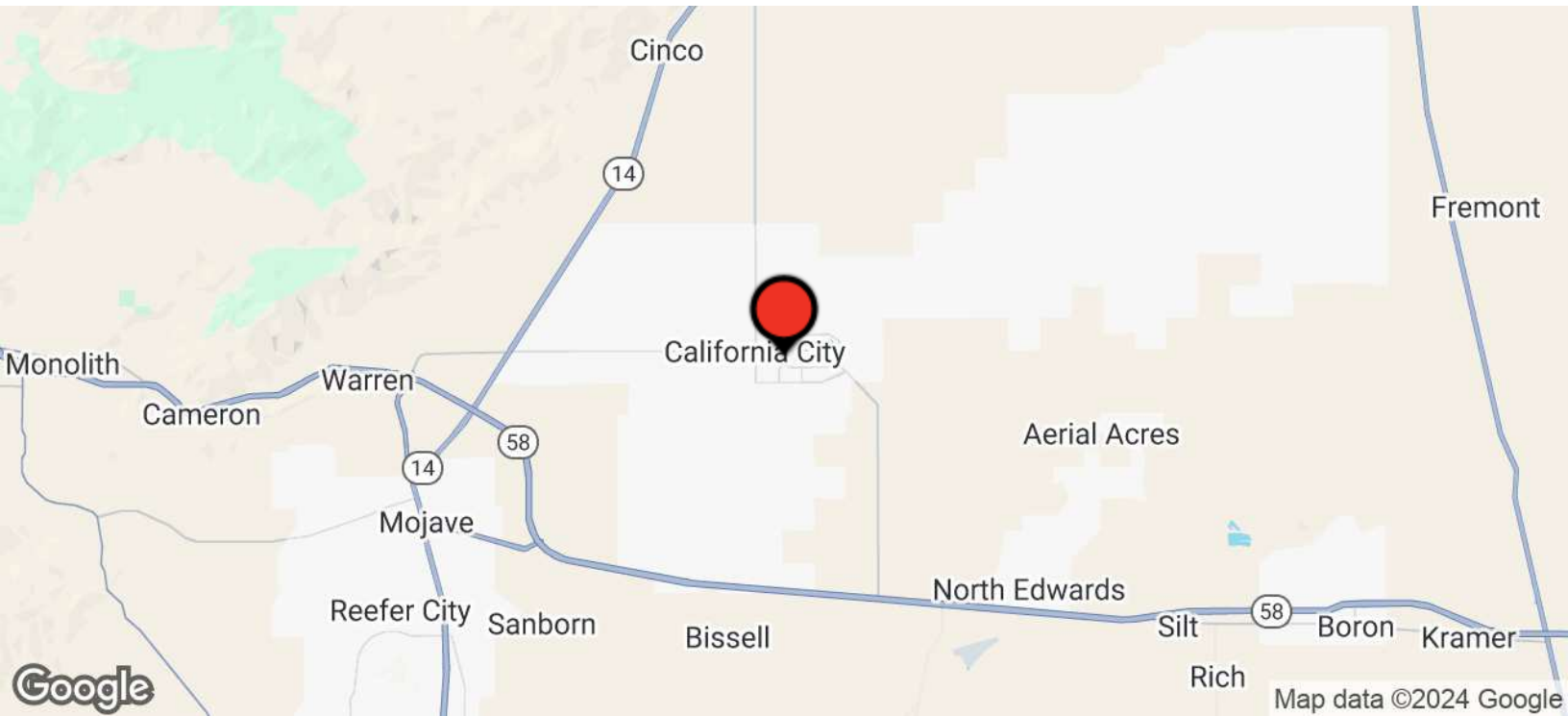
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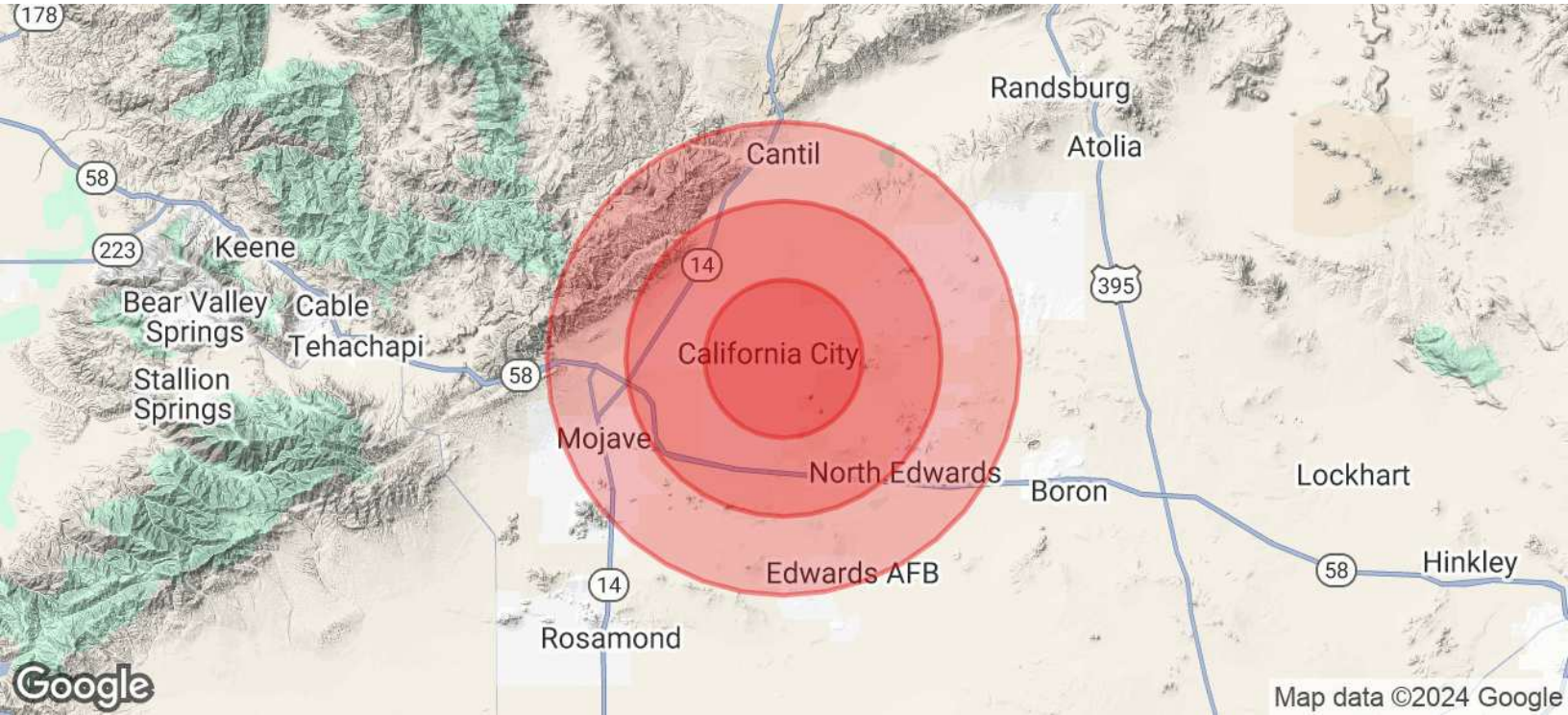
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	13,142	15,550	23,381
Average Age	37	38	36
Average Age (Male)	37	37	35
Average Age (Female)	38	40	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	4,714	5,107	7,728
# of Persons per HH	2.8	3	3
Average HH Income	\$77,225	\$72,511	\$73,477
Average House Value	\$257,133	\$245,809	\$226,303

Demographics data derived from AlphaMap

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