

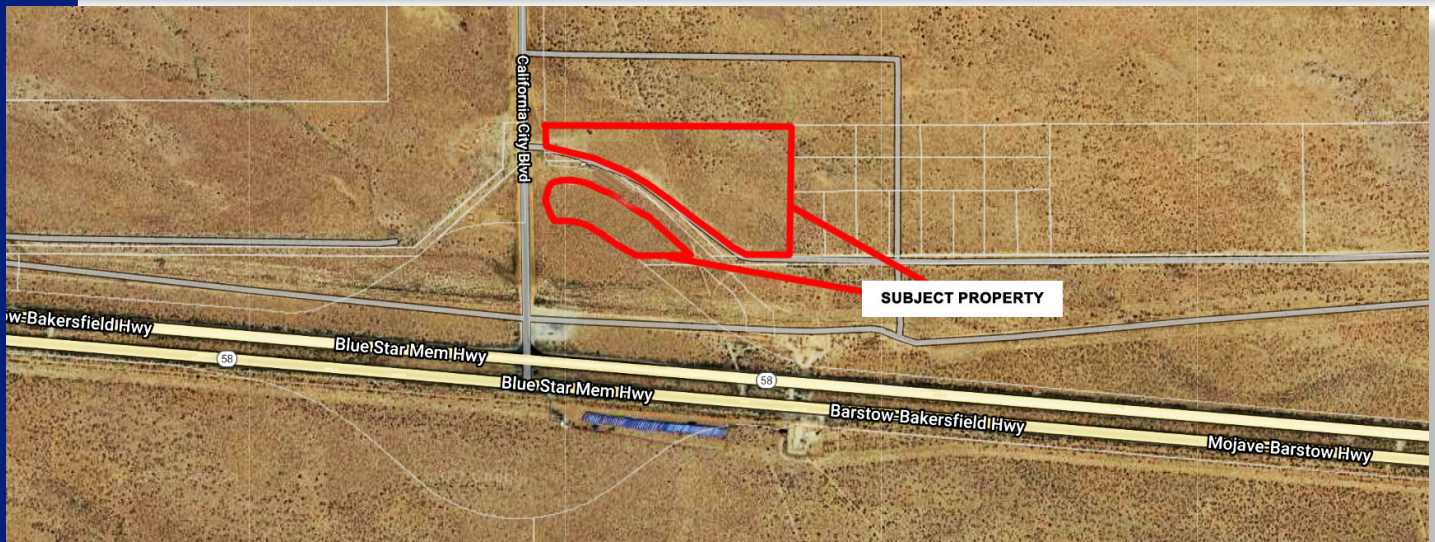


**COLDWELL BANKER**  
PREFERRED,  
REALTORS®

VACANT LAND FOR SALE - 14.62 ACRES

HWY 58 AND CALIFORNIA CITY BLVD

CA, 93505



### HIGHLIGHTS

- High visibility from Hwy 58
- Located on the corner of Hwy 58 & California City Blvd
- High accessibility due to being enroute to multiple Highways, CA14, CA395, I-5, I-15, I-40
- Excellent Development Opportunity

#### WITHIN 10-MILE RADIUS ARE:

- California City
- Edwards Airforce Base & NASA Flight Research Center
- Mojave Air & Space Port
- Hyundai Motor Group Proving Grounds and other businesses

### PROPERTY INFORMATION

**APN# 234-510-07**

#### Lot Size

**Approx. 14.62 Acres**

(split across future, Hwy 58 west bound off-ramp, into two parcels of 10.62 Acres & 4 Acres)

#### PRICE

**\$499,000**

#### PROPERTY TYPE

**Vacant Land**

#### POSSIBLE USES

(with zone change)

**Truck stop with Gas Station  
Restaurant, Motel,  
EV Charging Station, etc.**

**ZONING: Agricultural**

#### TERMS OF SALE

**Real property is being offered on  
a free and clear basis**

**Vikram Reddy**

Coldwell Banker Preferred, Realtors

DRE #01845883 | Co.DRE# 01100927

661 836 2345 office | 661 900 1596 cell

vreddy1@yahoo.com

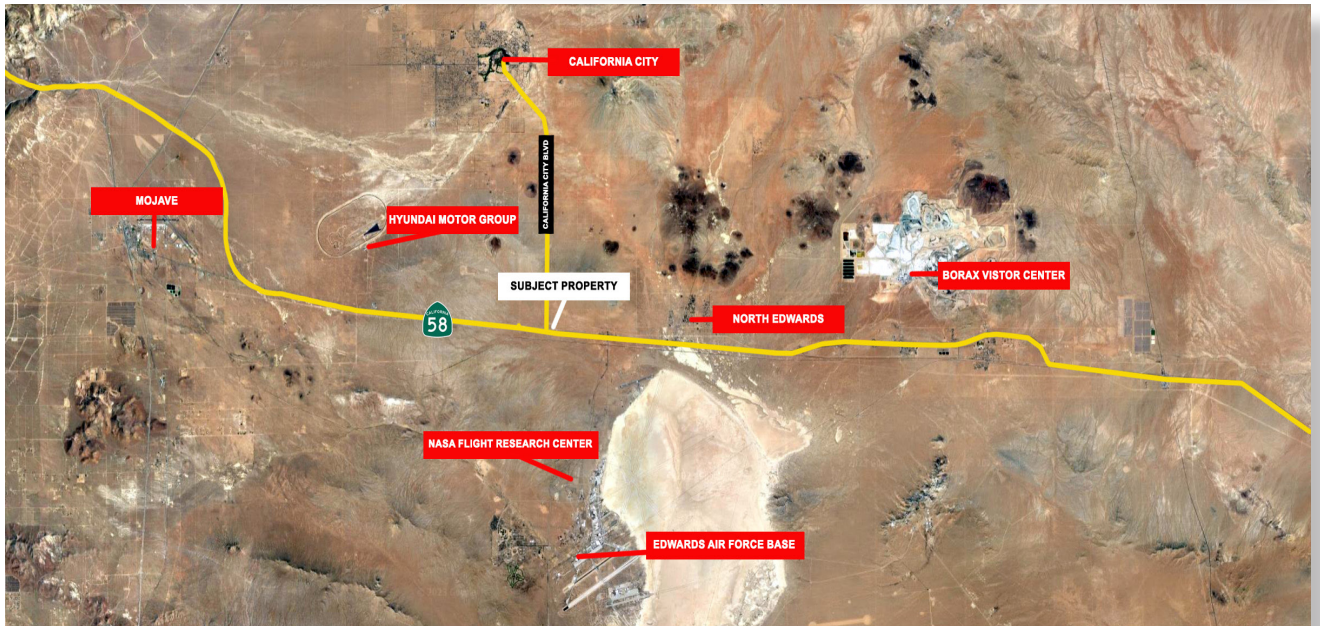
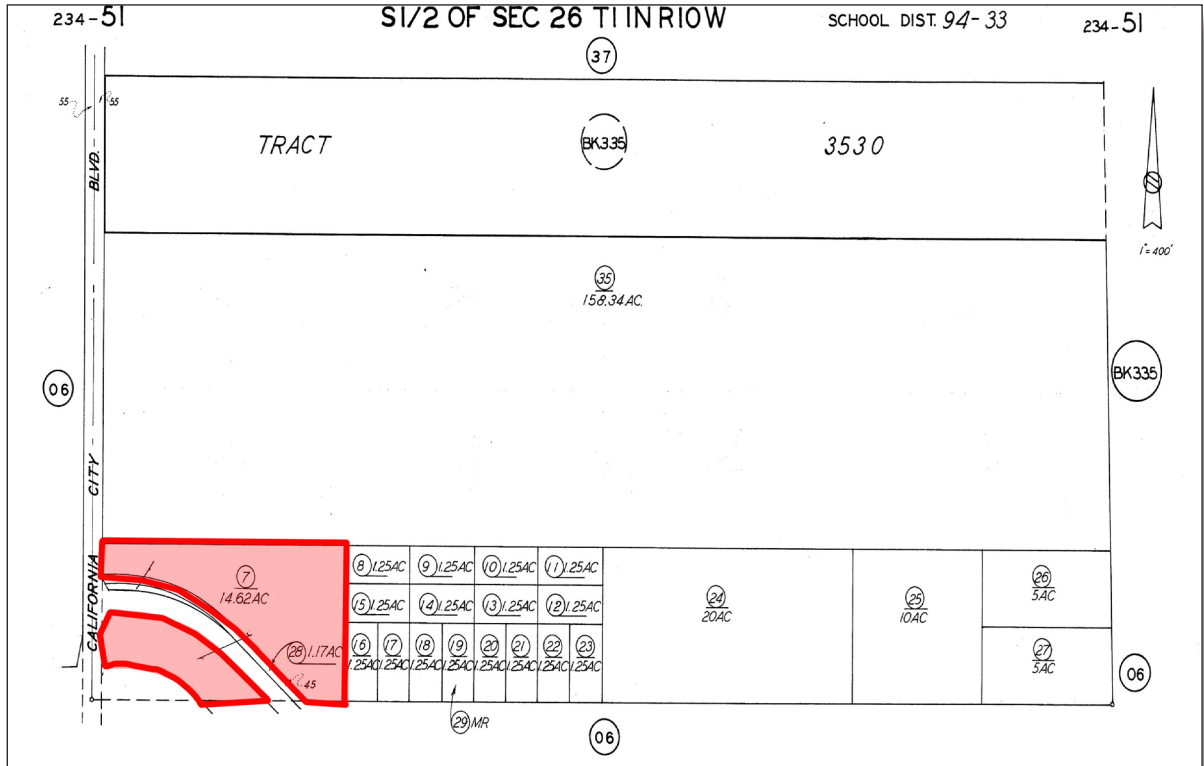


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### Traffic Count Report (INRIX Database)

INTERSECTION	DISTANCE (miles)	DAILY COUNT	DIRECTION
MOJAVE-BARSTOW HWY CA 58	0.45	8,079	WEST
MOJAVE-BARSTOW HWY CA58	0.55	8,445	EAST

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