

±0.24 Acres of Level Land in California City**Site: ±0.24 Acres**

Sale Price

\$23,000

OFFERING SUMMARY

Available SF:	10,578 SF
Lot Size:	0.24 Acres
Price / SF:	\$2.17
Zoning:	RM1: High Density Residential
Market:	Indian Wells Valley
Submarket:	Central California City
Cross Streets:	Heather Ave & Jimson Ave
APN:	299-222-25-00-9

PROPERTY HIGHLIGHTS

- ±0.24 Acres of Level Land | Secure Location
- 71' Wide By 155' Deep (±10,578 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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Central CA Commercial
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PROPERTY DESCRIPTION

Stunning ±0.24 acre (±10,578 SF) infill lot located in central California City near many existing businesses & developments and is within a short walking distance to the school. Brand-new ballpark within walking distance with a renovated basketball court and playground. Nearby developments are upscale with a newer 2008 construction home to the north and a 2005 construction home on a similar-sized lot to the east. This property features paved road frontage from the north, the electric pole is on the south rear edge of the property, adjacent property has natural gas, 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 Heather Ave, east of Yerba Blvd, south of Jimson Ave and west of Isabella 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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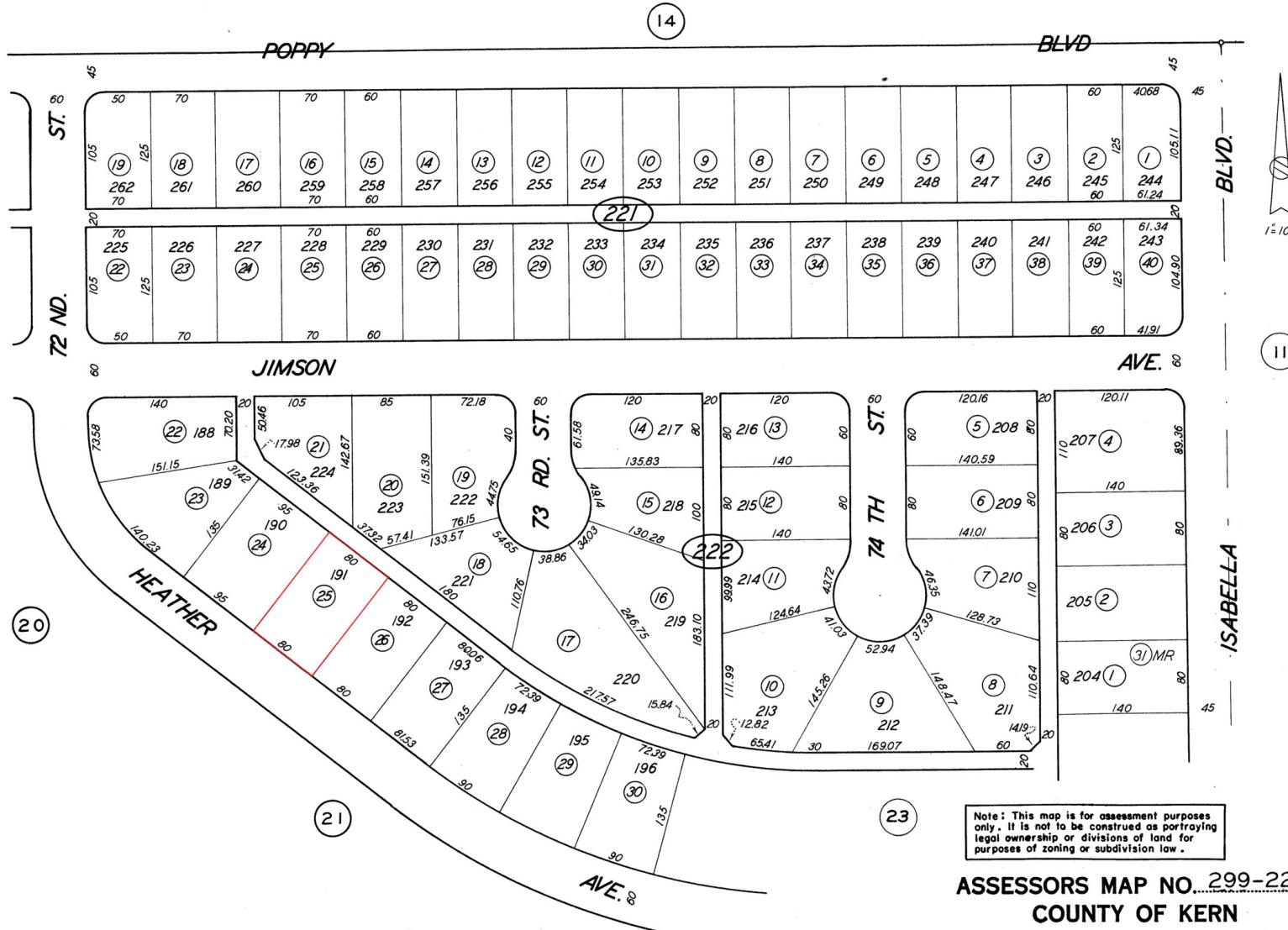
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299-22

TRACT 2779

SCHOOL DIST. 11-19

299-22



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

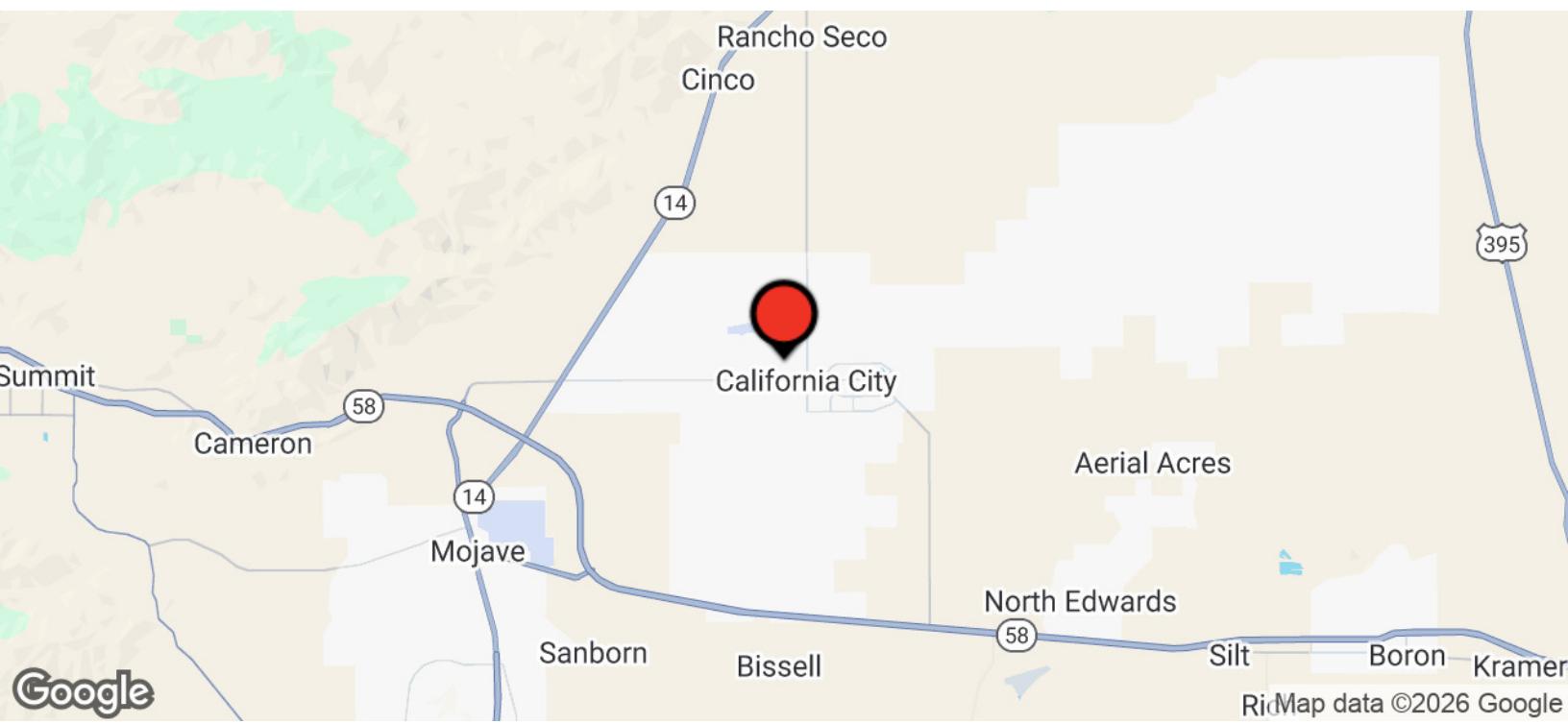
**ASSESSORS MAP NO. 299-22
COUNTY OF KERN**

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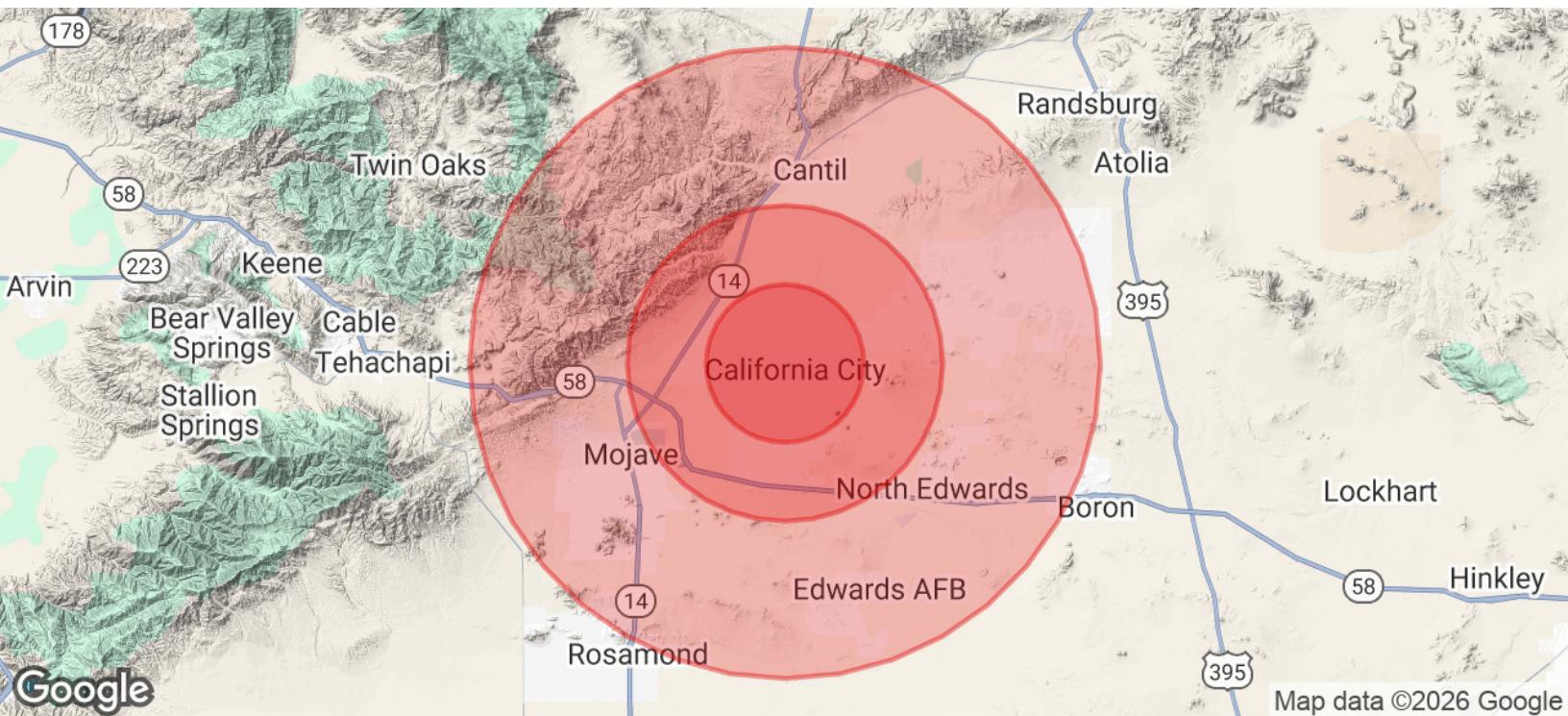


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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	13,031	15,105	38,932
Average Age	37	37	36
Average Age (Male)	37	37	36
Average Age (Female)	38	40	37
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	4,675	4,912	13,082
# of Persons per HH	2.8	3.1	3
Average HH Income	\$77,090	\$72,684	\$80,534
Average House Value	\$256,543	\$249,065	\$268,052
ETHNICITY (%)	5 MILES	10 MILES	20 MILES
Hispanic	36.7%	39.2%	42.1%

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