

OFFERING MEMORANDUM

5 QUAIL LAKE RD COMMERCIAL LAND

*9.71 Acres of Commercial Land with
On-Ramps/Off-Ramps to Interstate 5
& State Route 138 in Lebec, California,
with Seller Financing Available*



LEBEC, CA 93243

km Kidder
Mathews

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*Exclusively
listed by*

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EXECUTIVE SUMMARY

COMMERCIAL LAND OFFERING NEAR INTERSTATE 5

We are pleased to present a unique opportunity consisting of 9.71 acres on primarily flat commercial land along the 5 Freeway at the intersection of Highway 138. With 3 freeway off-ramps/on-ramps directly onto the property, the property, which has already paved roads, is well-positioned for a developer to take advantage of the 250,000+ vehicles per day traveling along one of the busiest freeways in the world that provides access to Los Angeles ports, Central Valley agricultural businesses, San Francisco tech hubs, and the entire West Coast.

Ownership has a land use survey completed by David Evans and Associates, Inc. which can be made available for qualified buyers. Potential uses include hotels/motels, drive-through services, utility-scale solar energy, along with a myriad of other options, which the Buyer shall rely on their own due diligence and investigations to confirm in full.

With nearby future developments including the fully entitled 12,000+ acre Centennial at Tejon Ranch Master Planned Community approximately 3 miles away, which include 19,000+ homes and 10M+ square feet of retail/public/business park/office space/civic development, the next owner of these parcels may be well positioned for significant growth over the coming years. Also nearby is Pyramid Lake only 5 miles to the south, and the Tejon Ranch Commerce Center just 8 miles to the north.

Seller financing available for qualified buyers!

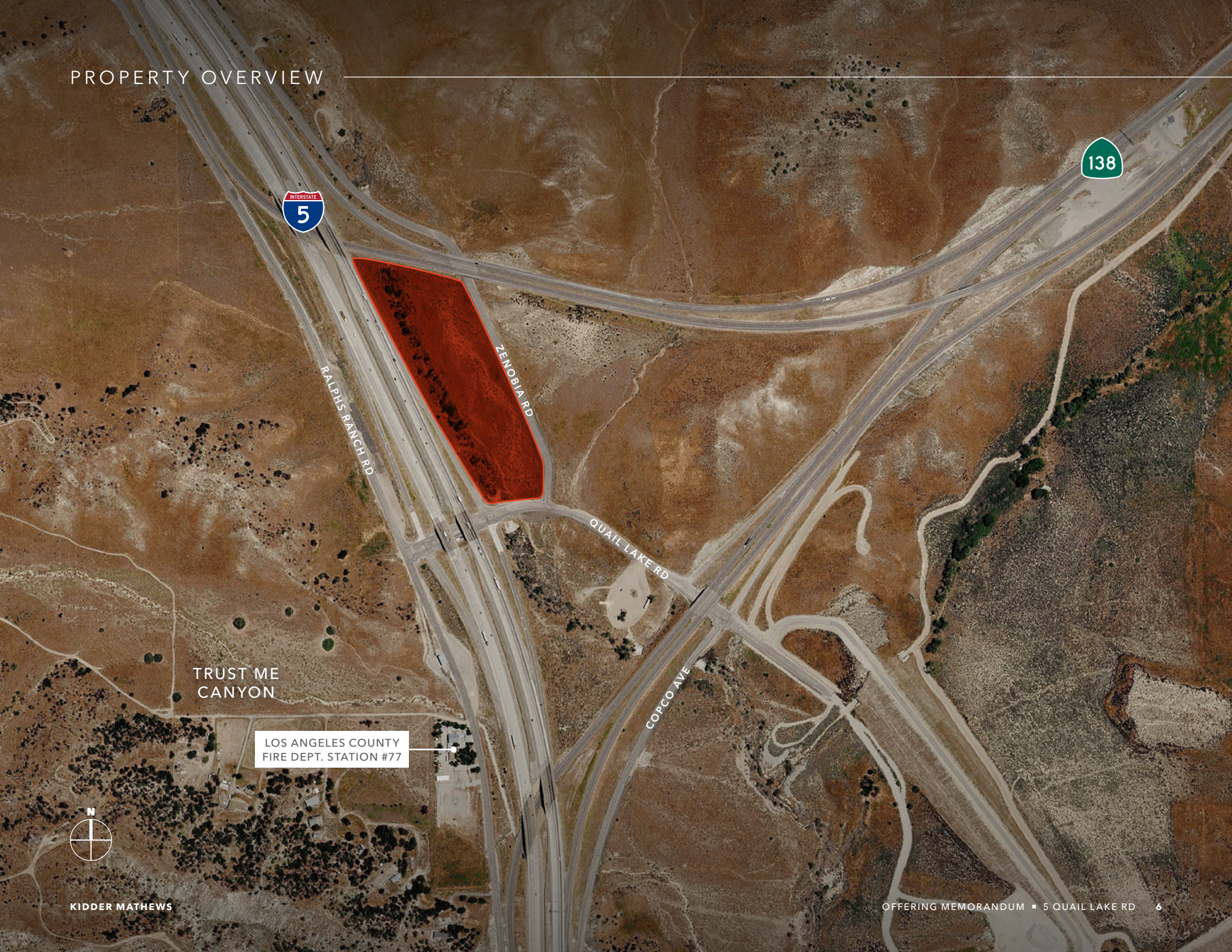
Contact the listing team today for additional information regarding this unique opportunity.



Address	5 Quail Lake Rd, Lebec, CA 93243
APN	3252-011-016
Land SF	423,072 SF
Land AC	9.71 AC
Land Use	David Evans and Associates, Inc. land use survey available
Reports Available	Current zoning and land use, Phase I environmental report, geotechnical survey, utility services, and more
List Price	\$995,000

PROPERTY OVERVIEW

PROPERTY OVERVIEW



RALPHS RANCH RD

ZENOBIA RD

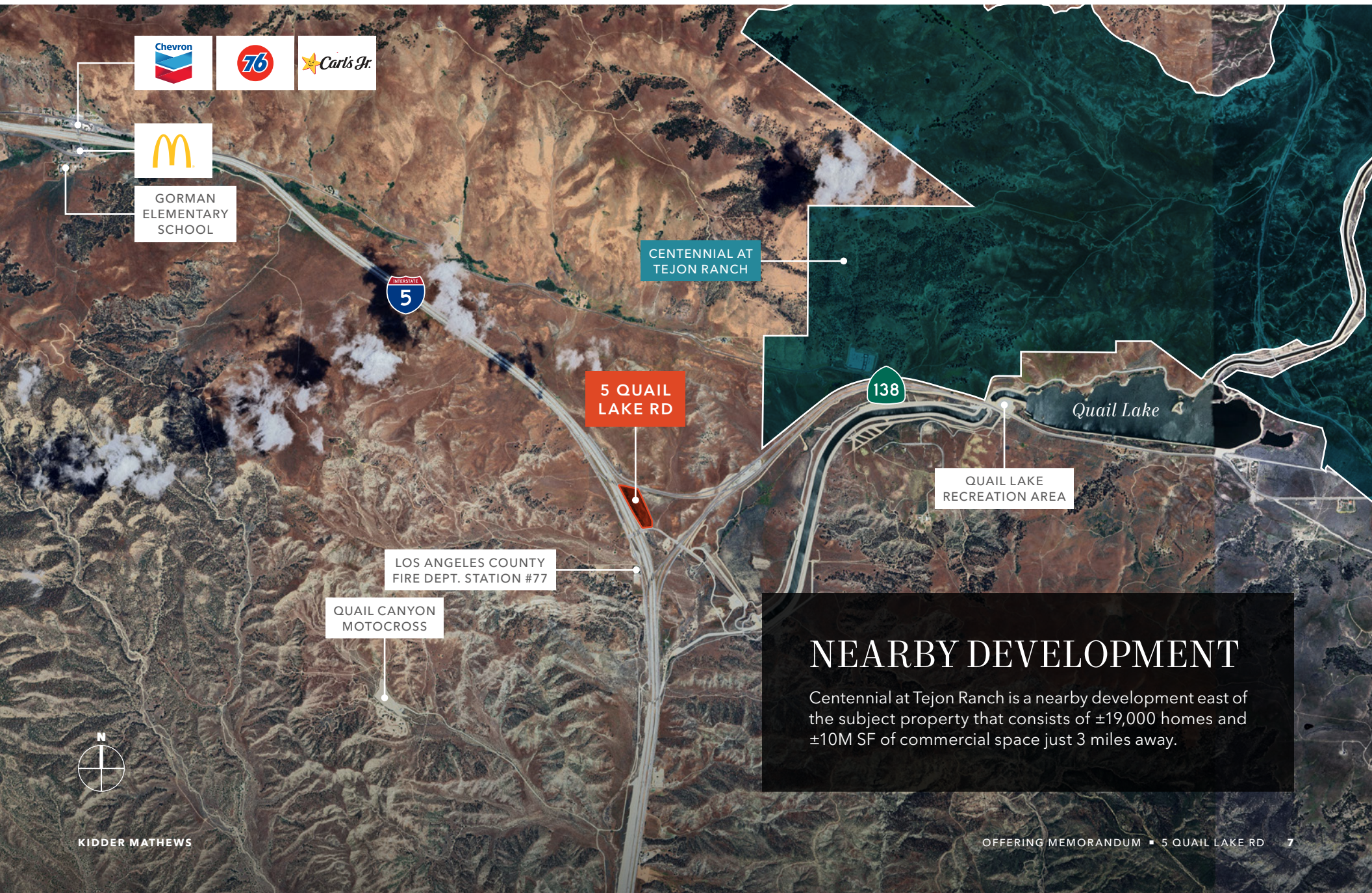
QUAIL LAKE RD

CORCO AVE

TRUST ME
CANYON

LOS ANGELES COUNTY
FIRE DEPT. STATION #77





CENTENNIAL AT TEJON RANCH

5 QUAIL LAKE RD

LOS ANGELES COUNTY
FIRE DEPT. STATION #77

QUAIL CANYON
MOTOCROSS

138

Quail Lake

QUAIL LAKE
RECREATION AREA

NEARBY DEVELOPMENT

Centennial at Tejon Ranch is a nearby development east of the subject property that consists of $\pm 19,000$ homes and $\pm 10M$ SF of commercial space just 3 miles away.



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