



# HWY 46 & I-5 at Duncan Rd

LOST HILLS, CALIFORNIA 93249

Positioned at the highly traveled Highway 46 / I-5 interchange, this ±10.96-acre commercial parcel offers a rare opportunity for investors, developers, and owner-users seeking a strategic location in one of California's most traveled transportation corridors. With over 600 feet of highway frontage and strong daily traffic counts, the site is ideally suited for a wide range of commercial, industrial, energy, and traveler-serving uses.

Kern County Commercial zoning allows for a broad range of commercial activities, making this property well-suited for retail centers, truck stop / travel plaza development, Motel/hotel site, renewable energy infrastructure, battery storage, logistics facilities, or regional service commercial projects.

This location benefits from excellent visibility, convenient freeway access, and proximity to major distribution routes connecting Southern California, Northern California, and western U.S. markets.

## PROPERTY HIGHLIGHTS:

- ±10.96 Acres of Commercial Land
- APN: 058-330-42
- Zoned Commercial - Wide range of commercial uses allowed
- Approx. 600 ft of Hwy 46 frontage
- Located ±0.7 mi of I-5 interchange with strong traffic exposure
- Daily traffic visibility over 35,000+ vehicles
- Vacant land ready for development
- High-growth corridor serving travelers, trucking, and logistics

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## LISTED PRICE:

**\$5,000,000**

## DEVELOPMENT POTENTIAL:

- Travel center / truck stop / fuel plaza
- Retail or regional commercial center incl Grocer
- Renewable energy / battery storage
- Hotel / motel service commercial
- Quick-service restaurants / franchise pads
- Logistics or transportation support uses



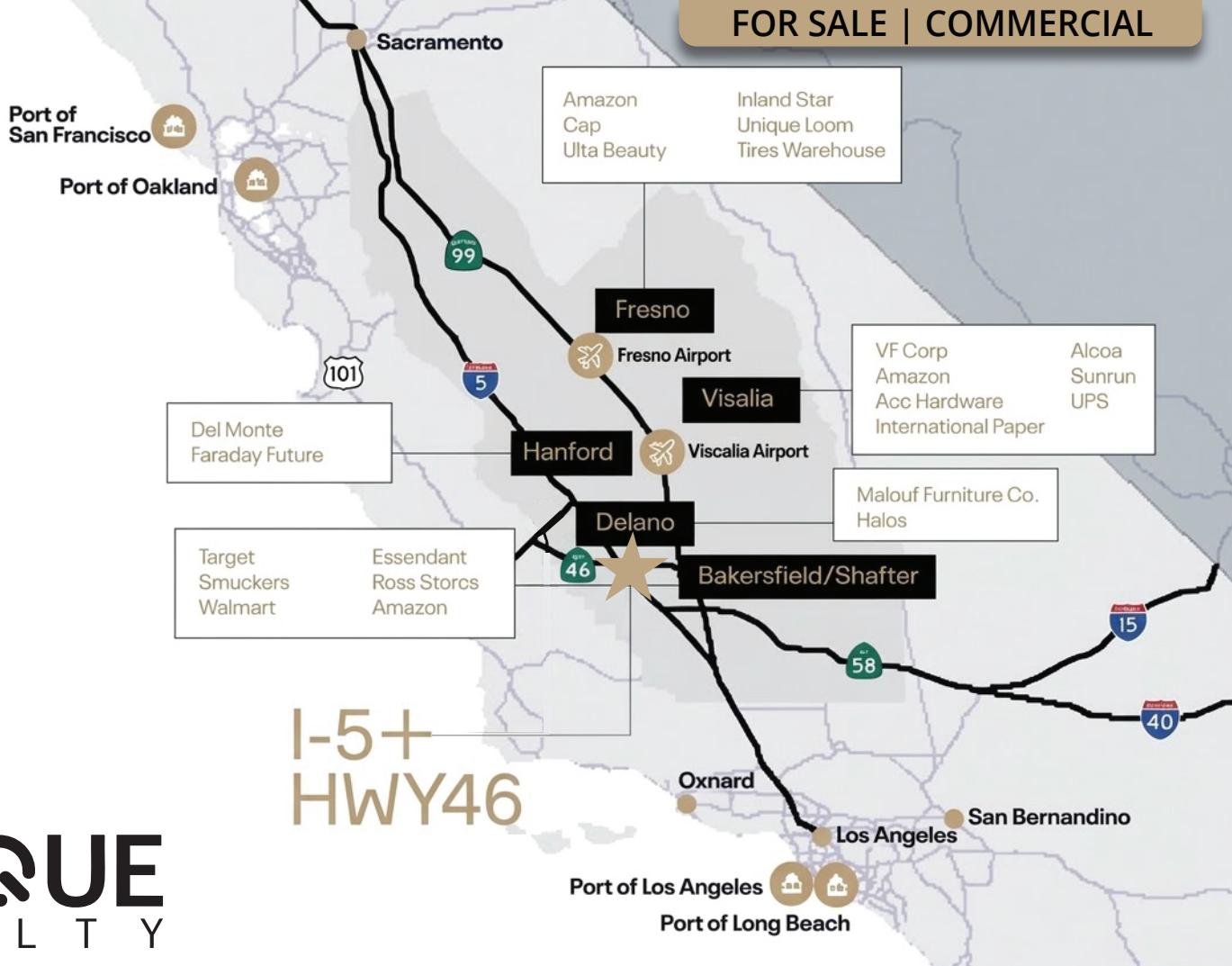
**Deb McTaggart**

REALTOR®  
debmcgart@gmail.com

**661-204-0159**

DRE# 01930648

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I-5+  
HWY46

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## LOCATION ADVANTAGES

- Direct access to Interstate 5, California’s primary north-south corridor
- Within a one-day truck turn to tens of millions of consumers
- Access to major ports including Los Angeles / Long Beach and Oakland
- Strong traveler traffic between Northern & Southern California
- Near major fuel, restaurant, and travel service operators
- Adjacent to high-volume EV charging location attracting higher-income travelers

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