

**±0.22 Acres of Level Land in California City**



**OFFERING SUMMARY**

Sale Price:	\$22,500
Price/SF:	\$2.19/SF
Lot Size:	0.22 Acres
Lot Size (SF):	9,591 SF
Zoning:	RL: Residential Low
Market:	Indian Wells Valley
Submarket:	Central Ridgecrest
Cross Streets:	Kenniston St & Bay Ave
APN:	211-033-08-00-2
Seller Carry:	Yes - Available

**PROPERTY HIGHLIGHTS**

- ±0.22 Acres of Level Land | Secure Location
- 80' Wide By 122' Deep (±9,591 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 ±0.22 acre (±9,591 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 2022 construction home (2,135 SF) to the west and a newer 2008 construction home on a similar-sized lot to the north. This property features paved road frontage from the north, the electric pole is on the south edge of the property, existing fencing on 2 sides, 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 Catalpa Ave, east of 77th St, south of California City Blvd and west of Nueralia Rd. 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.



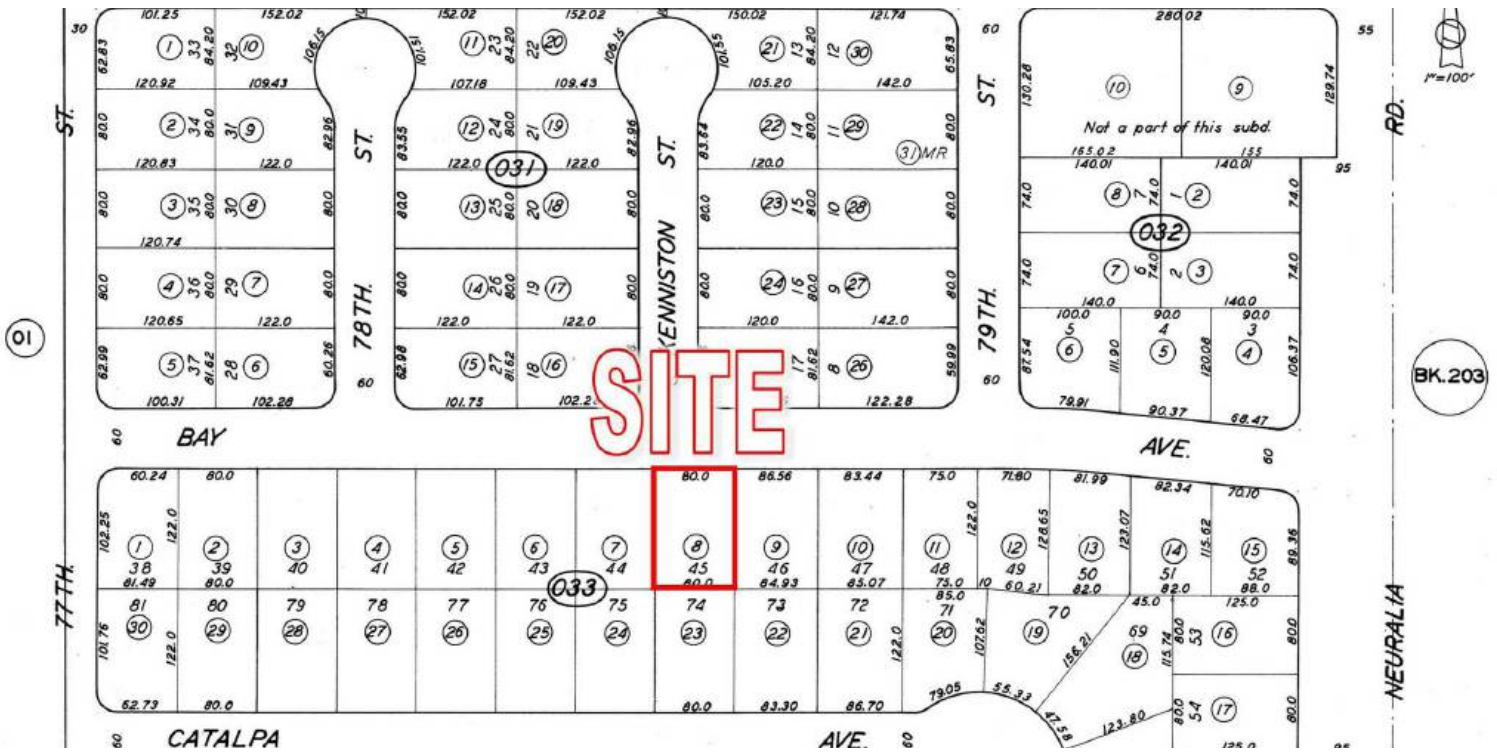
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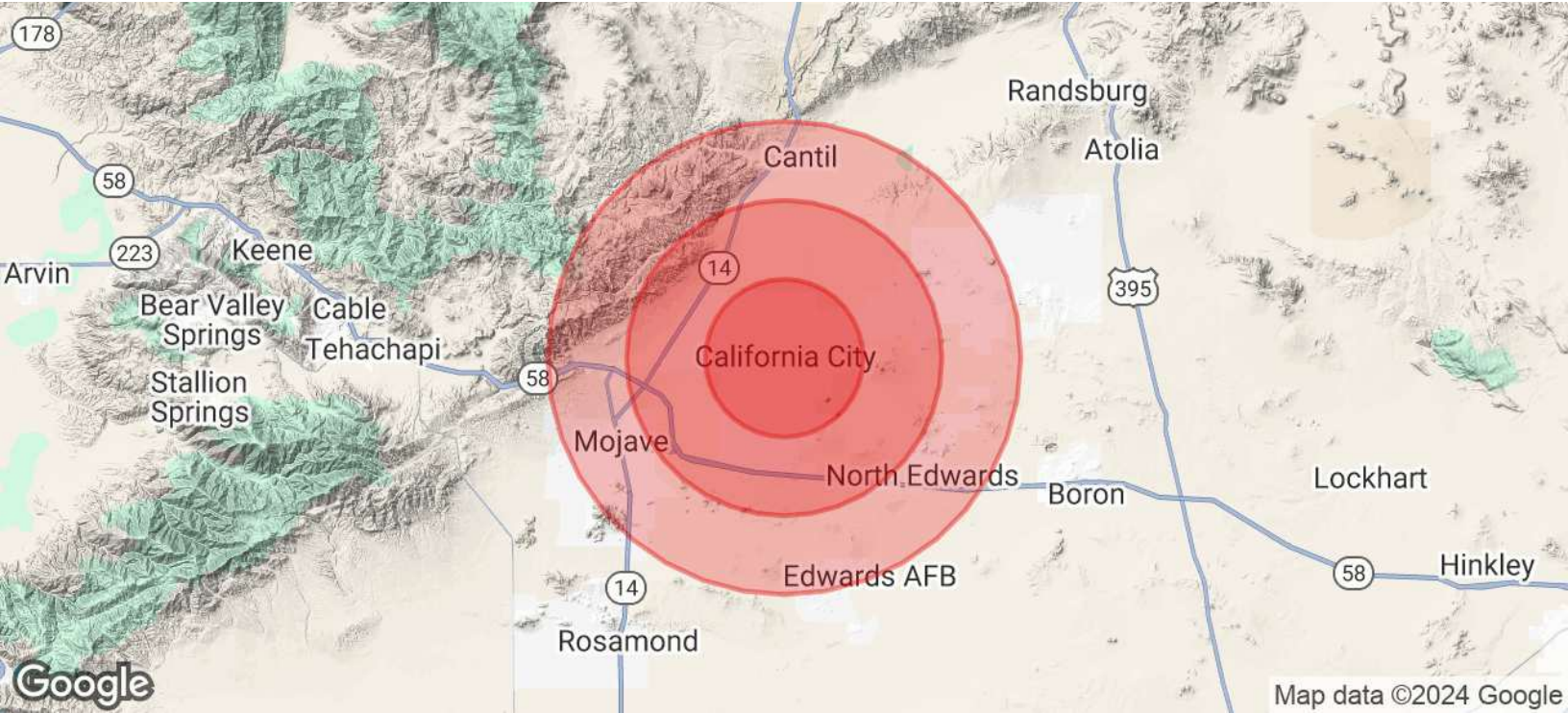
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	13,030	15,105	23,446
Average Age	37	37	36
Average Age (Male)	37	37	36
Average Age (Female)	38	40	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	4,675	4,912	7,754
# of Persons per HH	2.8	3.1	3
Average HH Income	\$77,091	\$72,684	\$73,472
Average House Value	\$256,546	\$249,065	\$226,387

Demographics data derived from AlphaMap

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