

LAND FOR SALE

SHOVEL READY COMMERCIAL PARCEL LOCATED IN TEHACHAPI, CA

APN 286-123-15-00-4, Tehachapi, CA 93561



Sale Price

\$60,000

PROPERTY HIGHLIGHTS

- $\pm 378.15'$ Wide By $475.45'$ Deep (84,071 SF)
- Excellent Access to Freeway 58
- Prime Location Off Highline Road
- High Identity Location | Shovel Ready
- Prime Commercial Lot w/ Flexible Zoning
- Quick Freeway Access
- Many Nearby Amenities
- All Utilities Stubbed to Site
- Seller-Carry Financing Available

OFFERING SUMMARY

| | |
|---------------|------------------------------|
| Available SF: | $\pm 84,071$ SF |
| Lot Size: | 1.93 Acres |
| Price / SF: | \$0.71 |
| Dimensions: | 378.15' Wide By 475.45' Deep |
| APN: | 286-123-15-00-4 |
| Market: | Kern County |
| Submarket: | Tehachapi |
| Seller Carry: | Available |

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PROPERTY DESCRIPTION

1.93 acres of shovel ready commercial land in Tehachapi, CA. The property has quick access to both Highway's 58 and 58B, which allows for convenient access to all the major highways in the area. The zoning is very flexible and allows for a variety of commercial uses. Land is available For Sale, and Seller-Financing is available with only 10% down!

LOCATION DESCRIPTION

This property is located on Dennison Rd with visibility of Danford Rd which allows direct access to Tehachapi Willow Springs Rd. It is located just north of Mountain Valley Airport, east of Harbison Way, south of Dennison Rd, & west of Braveman St. Access to Highway 58 is less than 3 miles from the subject property.

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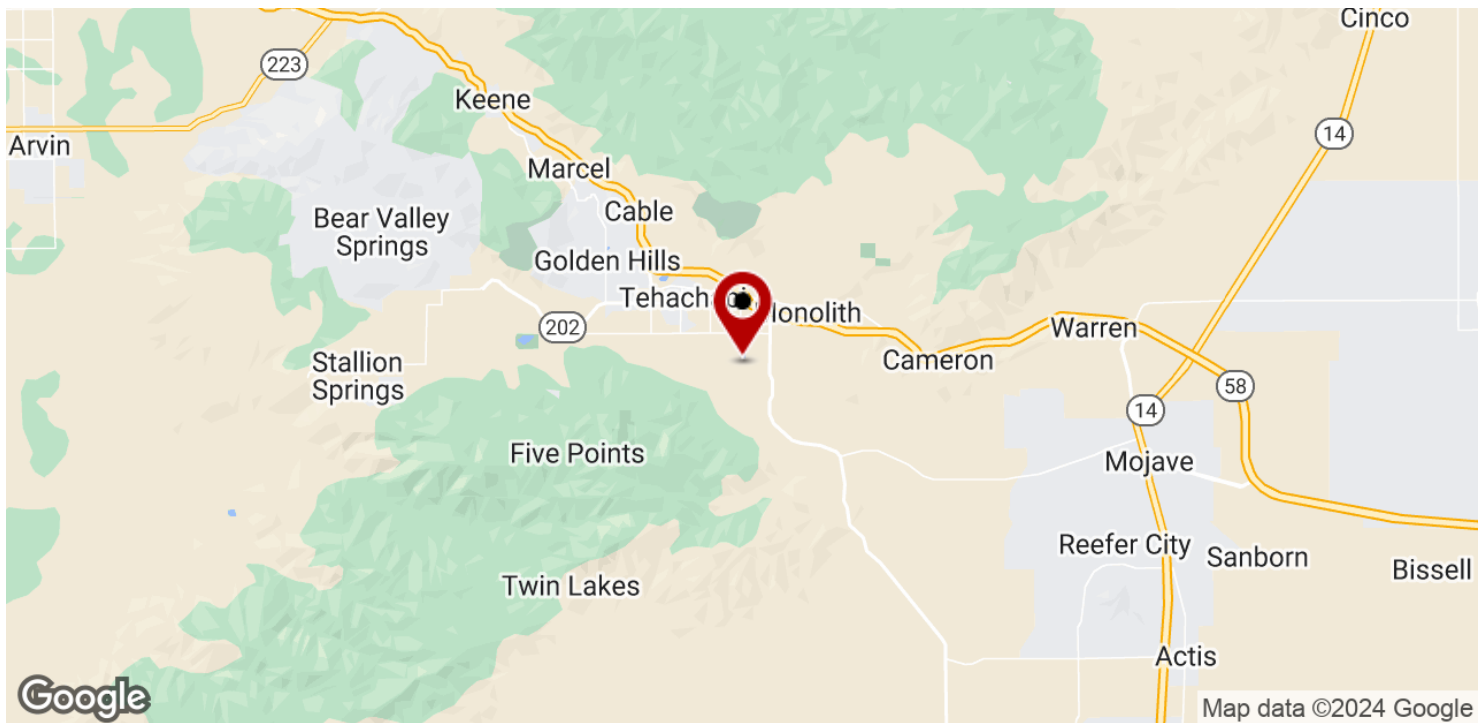
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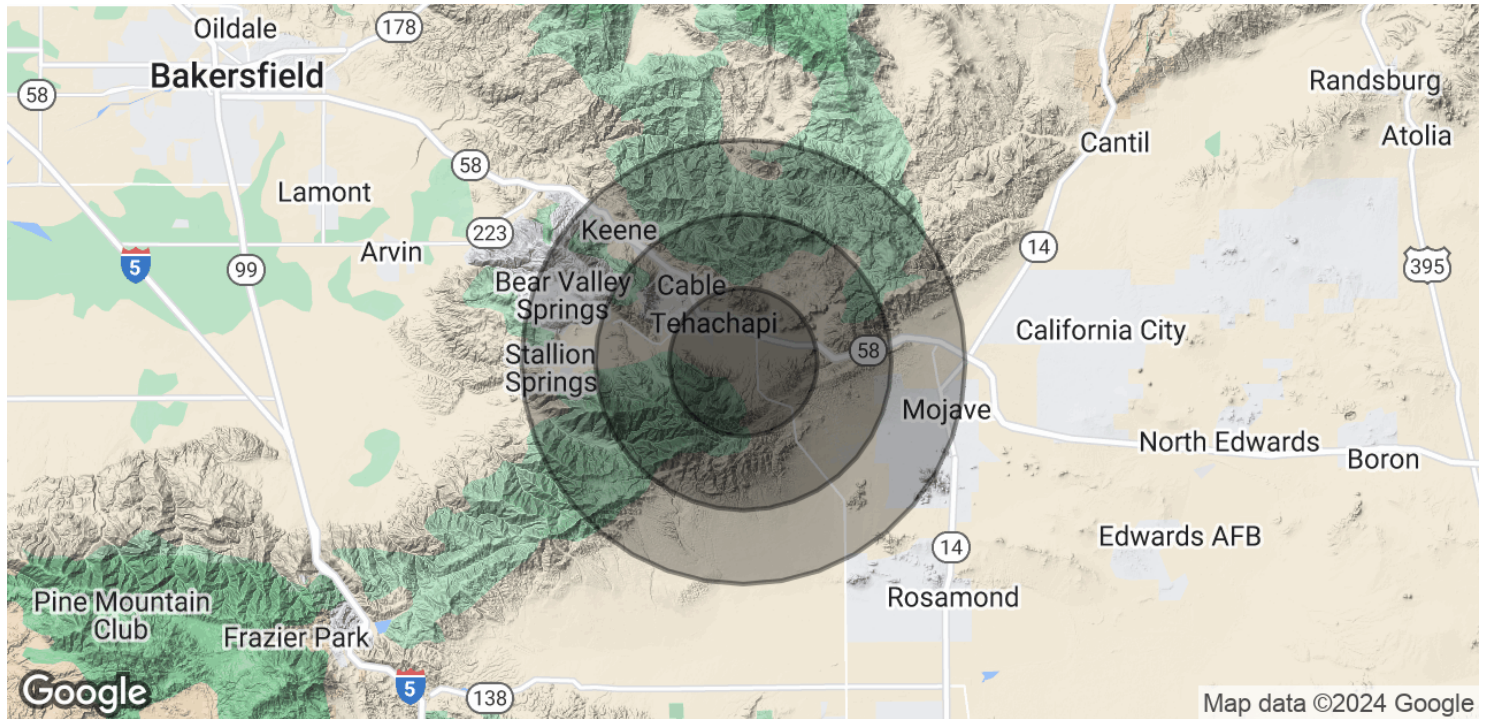
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| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|--------------------------------------|-----------|-----------|-----------|
| Total Population | 12,131 | 25,824 | 34,714 |
| Average Age | 40.2 | 39.8 | 41.6 |
| Average Age (Male) | 41.1 | 40.6 | 42.7 |
| Average Age (Female) | 39.9 | 33.7 | 36.2 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
| Total Households | 5,261 | 9,423 | 13,699 |
| # of Persons per HH | 2.3 | 2.7 | 2.5 |
| Average HH Income | \$72,474 | \$78,669 | \$74,356 |
| Average House Value | \$252,397 | \$282,848 | \$278,270 |
| ETHNICITY (%) | 5 MILES | 10 MILES | 15 MILES |
| Hispanic | 29.6% | 30.5% | 29.2% |
| 2020 American Community Survey (ACS) | | | |

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