

LAND FOR SALE

±8.85 ACRES OF LEVEL LAND IN STALLION SPRINGS, CA

30300 Drake Ct, Tehachapi, CA 93561



Sale Price

\$99,000

PROPERTY HIGHLIGHTS

- ±8.85 Acres of Open Land | Private, Quite Location
- Seller-Carry Financing Available w/ 10% Down!
- Excellent Access Opening To a Private Cul-De-Sac
- Shovel Ready | Rectangular Parcel | Buildable
- Convenient and Close Highway Access
- Easy Access via 2 Roads | Elevated Land w/ Many Uses
- North & South Bound Freeways Nearby
- Quick CA-202 Freeway Access | Utilities Nearby
- Private Setting Minutes To Stallion Springs, CA

OFFERING SUMMARY

Available SF:	±385,506 SF
Lot Size:	8.85 Acres
Price / Acre:	\$11,186
Zoning:	E(5) RS
Market:	Tehachapi
Submarket:	SE Outlying Kern County
Cross Streets:	Drake Ct & Comanche Point Dr
APN:	317-160-01

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PROPERTY DESCRIPTION

Level ±385,506 SF (±8.85 Acres) of shovel ready land located within the Tehachapi, CA community. Amongst the trees in Stallion Springs with excellent access, opening to a small cul-de-sac for frontage rather than the main street on a curve. Possibilities await your mountain vision for a full-time home, or vacation cabin to be constructed. Water meter and hookup is available for a low-cost and Electric is on Comanche at the property line; property is within a septic area. Desirable location with multiple building sites perfect for your Private Ranch/Ranchette or Dream Home! The property is mostly level in a long elevated area with good soil, and is accessible via paved roads entering from Comanche Point Rd & Jack Springs Rd. Country property with spectacular views situated on top of a knoll looking over the area of surrounding mountains that radiates peace & tranquility. The peaceful sound of nature, beautiful wildlife & privacy for miles. All private paved roads to and from the property are well-maintained roads thanks to a low-cost maintenance agreement by the Stallion Springs CSD which serves the area with lush amenities such as parks, police department, and Community services such as a pool, library, community center, and various equestrian/hiking trails – no monthly HOA fee exists. Flexible zoning that allows for a variety of residential, agricultural, and other uses; mobile home, trailer, manufactured or permanent construction. The property has quick access to both Highway's I-5 & CA-202, which allows for convenient access to all the major highways in the area. Seller-Financing is available with only 10% down!

LOCATION DESCRIPTION

This parcel is located off Comanche Point Dr in Tehachapi, CA. The property is north of Drake Ct, east of Comanche Point Dr, & south of Jack Springs Rd. Tehachapi, California, in Kern county, is 34 miles NW of Lancaster, California and 75 miles N of Los Angeles, California. The city is conveniently located inside the Bakersfield metropolitan area. Tehachapi is well known for its bustling business districts and quiet neighborhoods. There are several community groups functioning in this area. The city also offers places of worship, sports facilities, shopping centers, cultural activities and several picturesque landscapes. In addition, the city of Tehachapi organizes the Tehachapi Mountain Festival every year.

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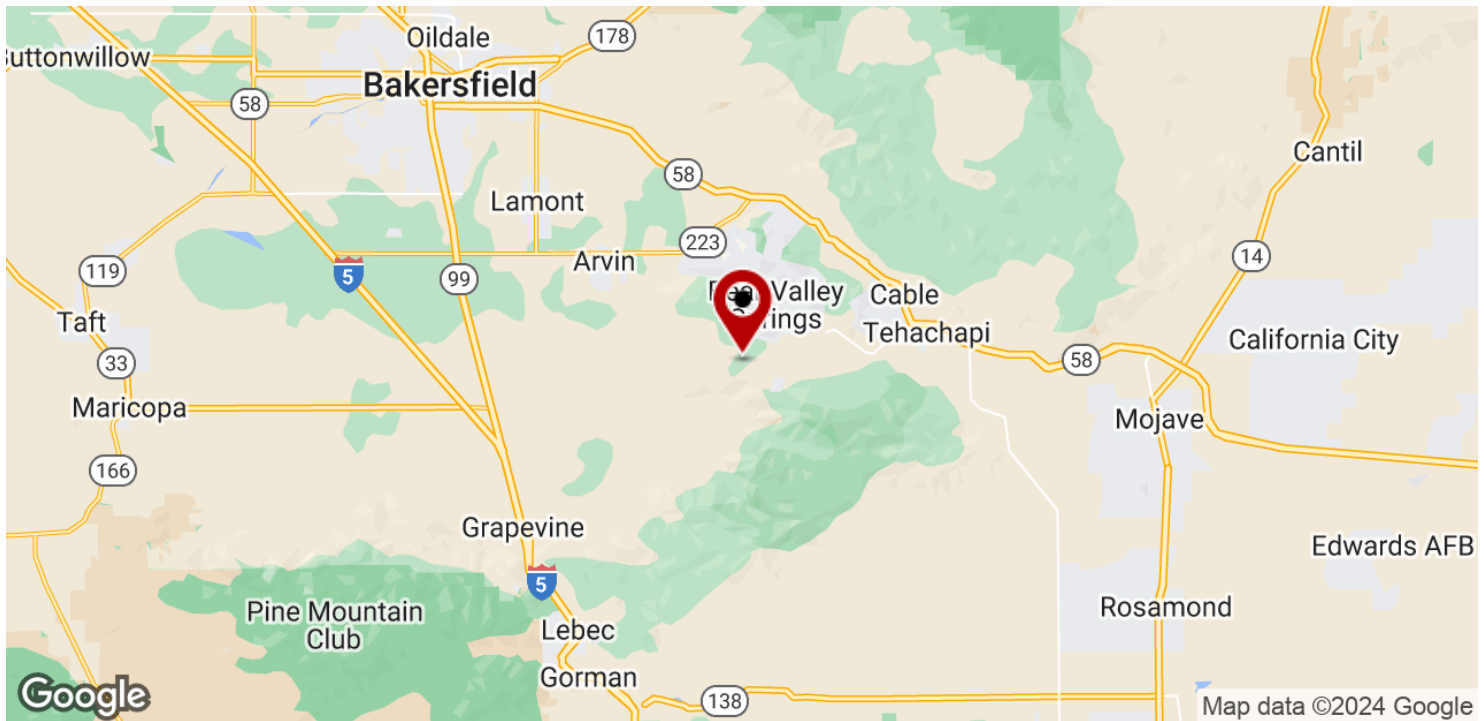
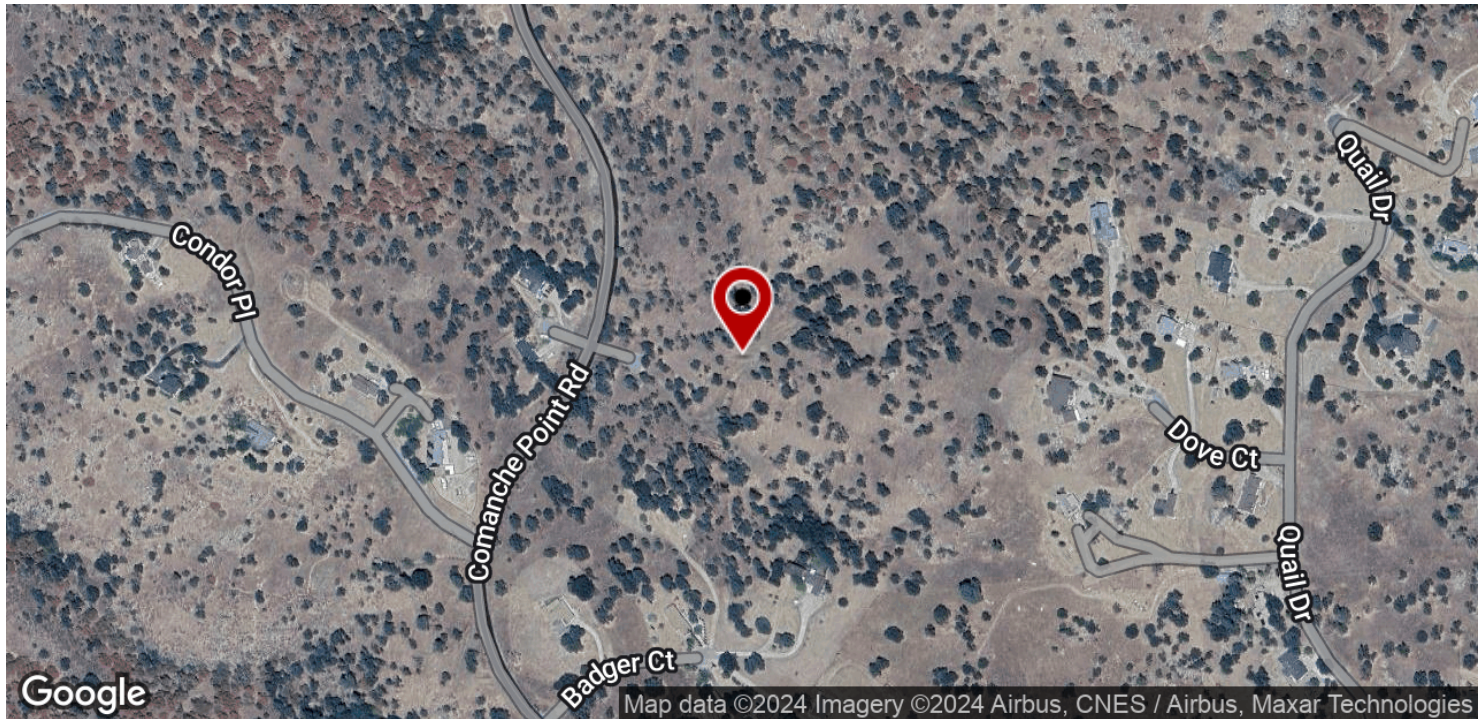
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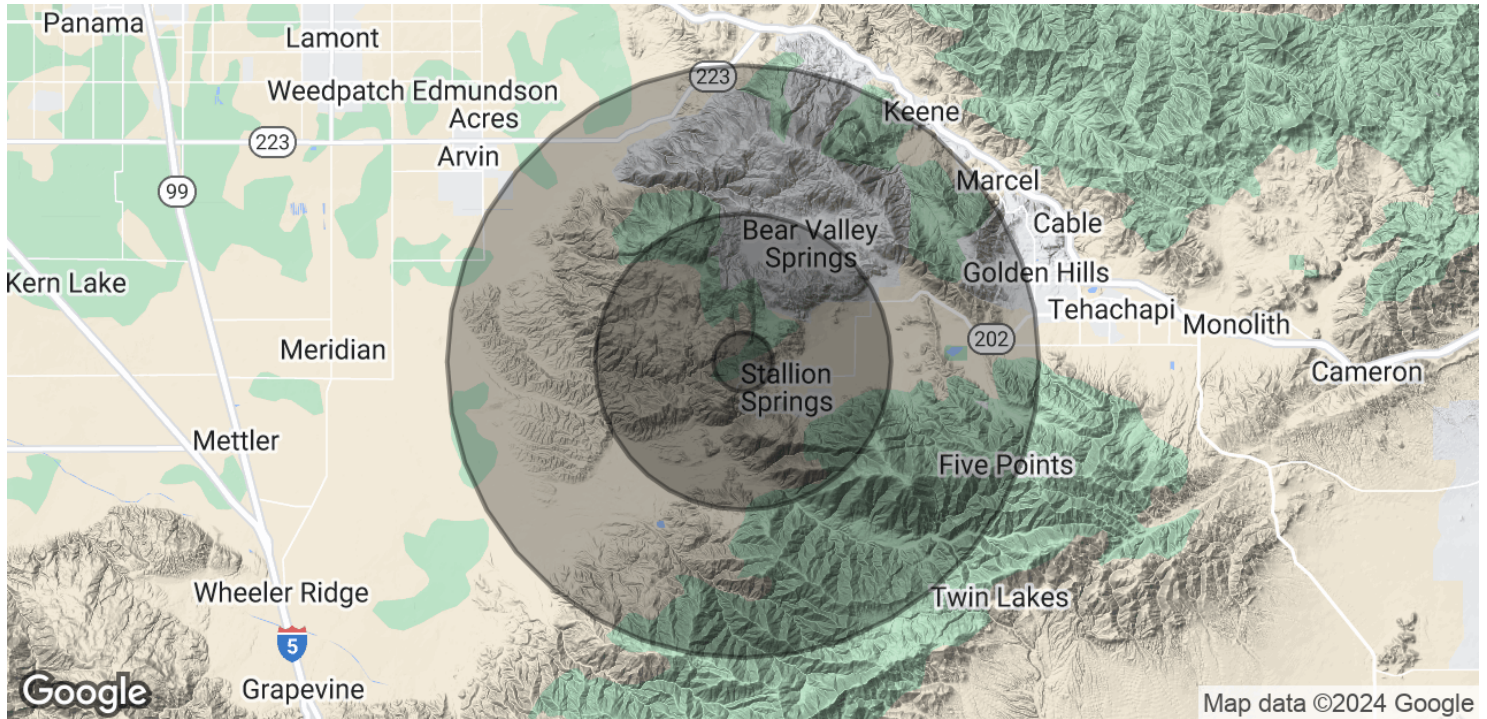
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18	3,024	14,939
Average Age	46.0	54.5	46.5
Average Age (Male)	45.7	53.4	46.9
Average Age (Female)	55.1	47.8	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8	1,313	5,139
# of Persons per HH	2.3	2.3	2.9
Average HH Income	\$72,702	\$81,431	\$91,442
Average House Value	\$377,186	\$338,108	\$365,274
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	27.8%	24.1%	28.9%
2020 American Community Survey (ACS)			

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