

LAND FOR SALE

±0.23 ACRES OF LEVEL LAND IN CALIFORNIA CITY

8337 Jacaranda Ave, California City, CA 93505



Sale Price

\$21,500

PROPERTY HIGHLIGHTS

- ±0.23 Acres of Level Land | Secure Location
- 120' Wide By 85' Deep (10,135 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 Great Cir Dr & Loop Blvd
- North and South Bound Freeways Nearby
- Close Proximity to California City Airport

OFFERING SUMMARY

| | |
|---------------|-------------------------|
| Available SF: | 10,135 SF |
| Lot Size: | 0.23 Acres |
| Price / Acre: | \$93,478 |
| Zoning: | R1: Residential |
| Market: | California City |
| Submarket: | Central California City |
| APN: | 203-214-15-00-2 |

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PROPERTY DESCRIPTION

Stunning 0.23 acre (10,135 SF) infill lot located in central California City near many existing businesses & developments. This property features paved road frontage from the north and west, the electric pole is on the south alleyway/corner of the property, existing fire hydrant in place in front of the property, peaceful walking path adjoining the neighboring parcel, & the water is at the street. Easy access from California City Blvd within 10 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 Jacaranda Ave, east of 82nd St, south of Ironwood Ave and west of 85th St. With perfect 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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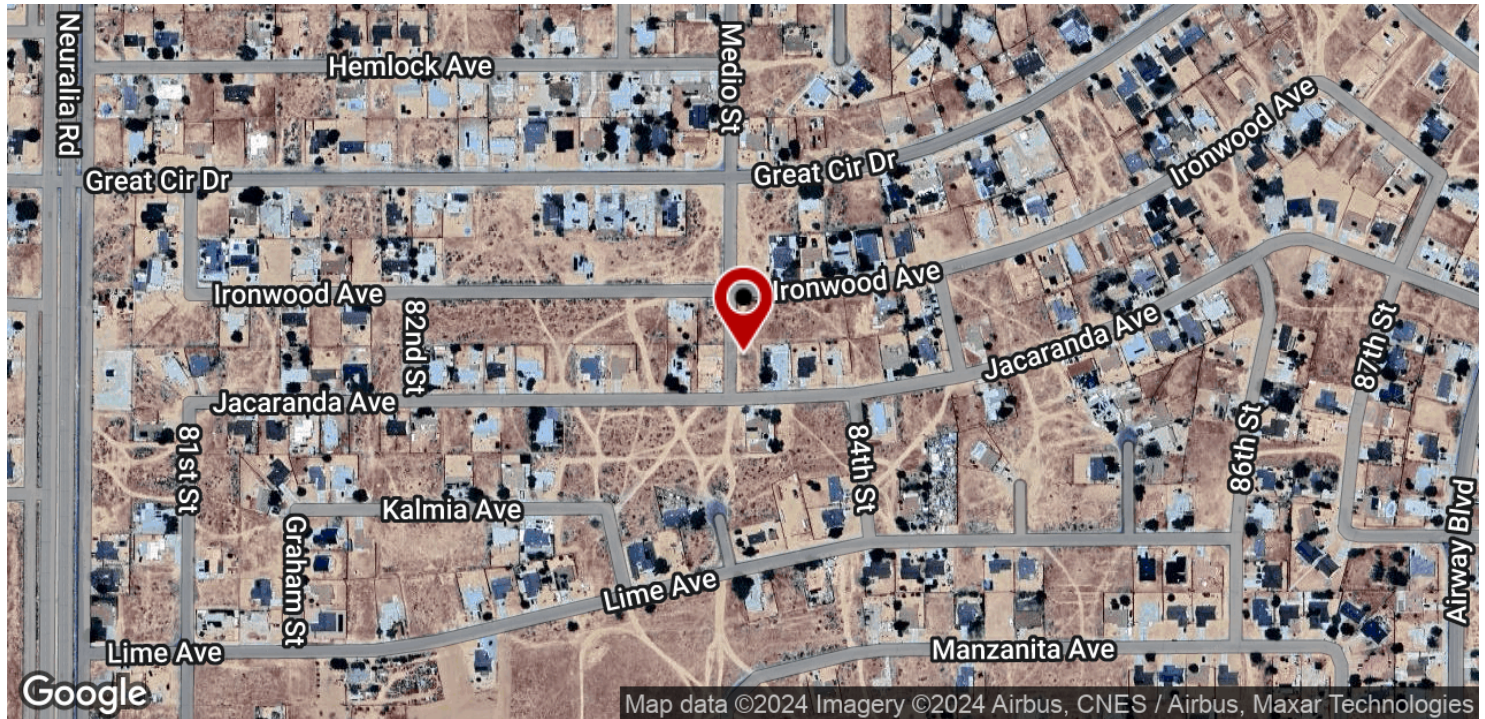
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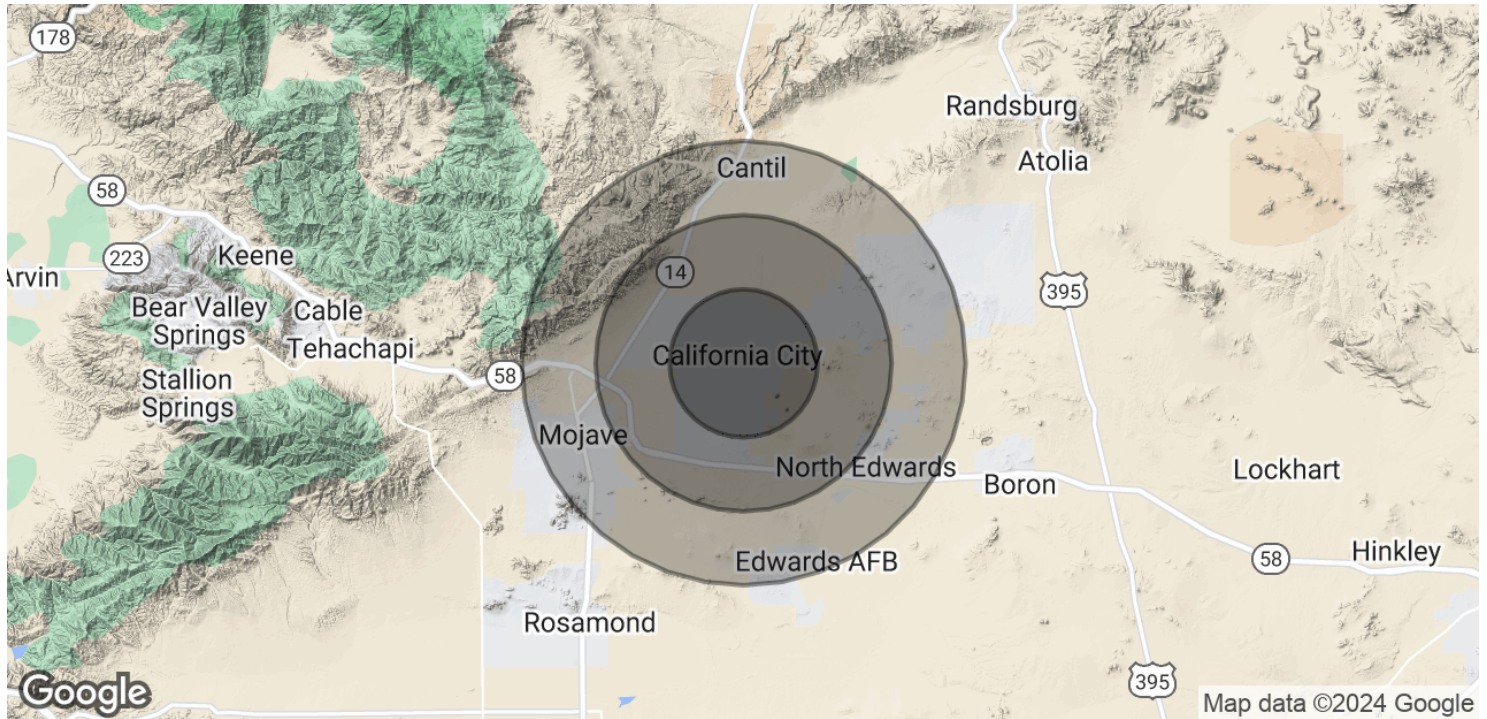
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| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 10,971 | 13,306 | 20,802 |
| Average Age | 34.4 | 34.7 | 33.8 |
| Average Age (Male) | 35.4 | 35.2 | 34.8 |
| Average Age (Female) | 34.3 | 36.5 | 35.6 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
| Total Households | 4,517 | 5,430 | 8,452 |
| # of Persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH Income | \$57,346 | \$54,963 | \$52,974 |
| Average House Value | \$157,859 | \$152,082 | \$130,155 |
| ETHNICITY (%) | 5 MILES | 10 MILES | 15 MILES |
| Hispanic | 31.5% | 32.7% | 32.7% |

2020 American Community Survey (ACS)

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