

## LAND FOR SALE

±0.21 ACRES OF LEVEL LAND IN CALIFORNIA CITY

8638 Peach Ave, California City, CA 93505



Sale Price

**\$21,000**

### PROPERTY HIGHLIGHTS

- ±0.21 Acres of Level Land | Secure Location
- 120' Wide By 80' Deep (9,532 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 Redwood Blvd & Neuralia Rd
- North and South Bound Freeways Nearby
- Close Proximity to California City Airport

### OFFERING SUMMARY

Available SF:	±9,532 SF
Lot Size:	0.21 Acres
Price / Acre:	\$100,000
Zoning:	R1: Residential
Market:	California City
Submarket:	Central California City
APN:	203-384-09-00-5
Cross Streets:	Peach Ave & 87th St

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#### PROPERTY DESCRIPTION

Stunning 0.21 acre (9,532 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 north corner of the property, natural gas in place, & the water is at the street, 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 Redwood Blvd, east of 84th St, south of Peach Ave and west of 87th 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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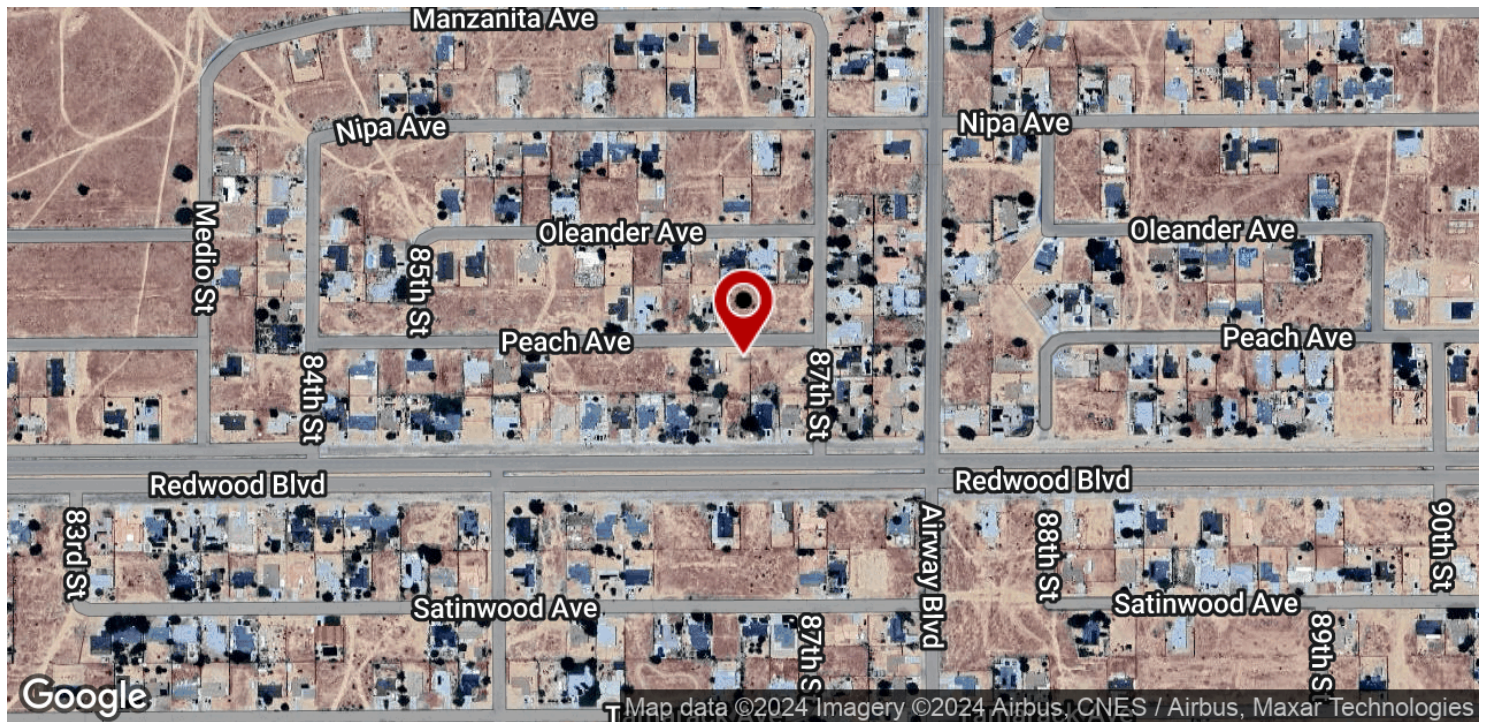
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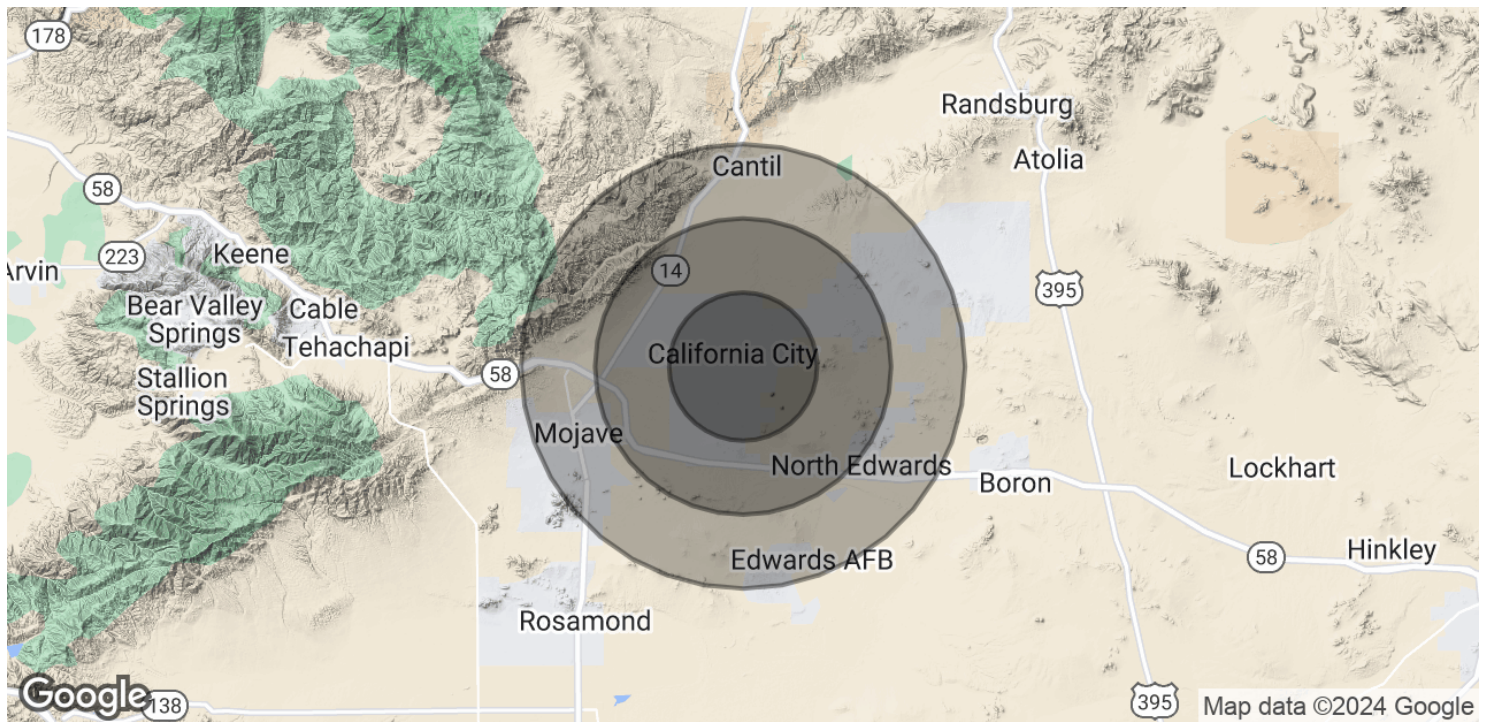
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	12,078	14,604	28,836
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,333	5,174	9,914
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$77,149	\$75,606	\$74,796
Average House Value	\$257,200	\$250,273	\$246,970

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	36.5%	37.5%	36.3%

Demographics data derived from AlphaMap

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