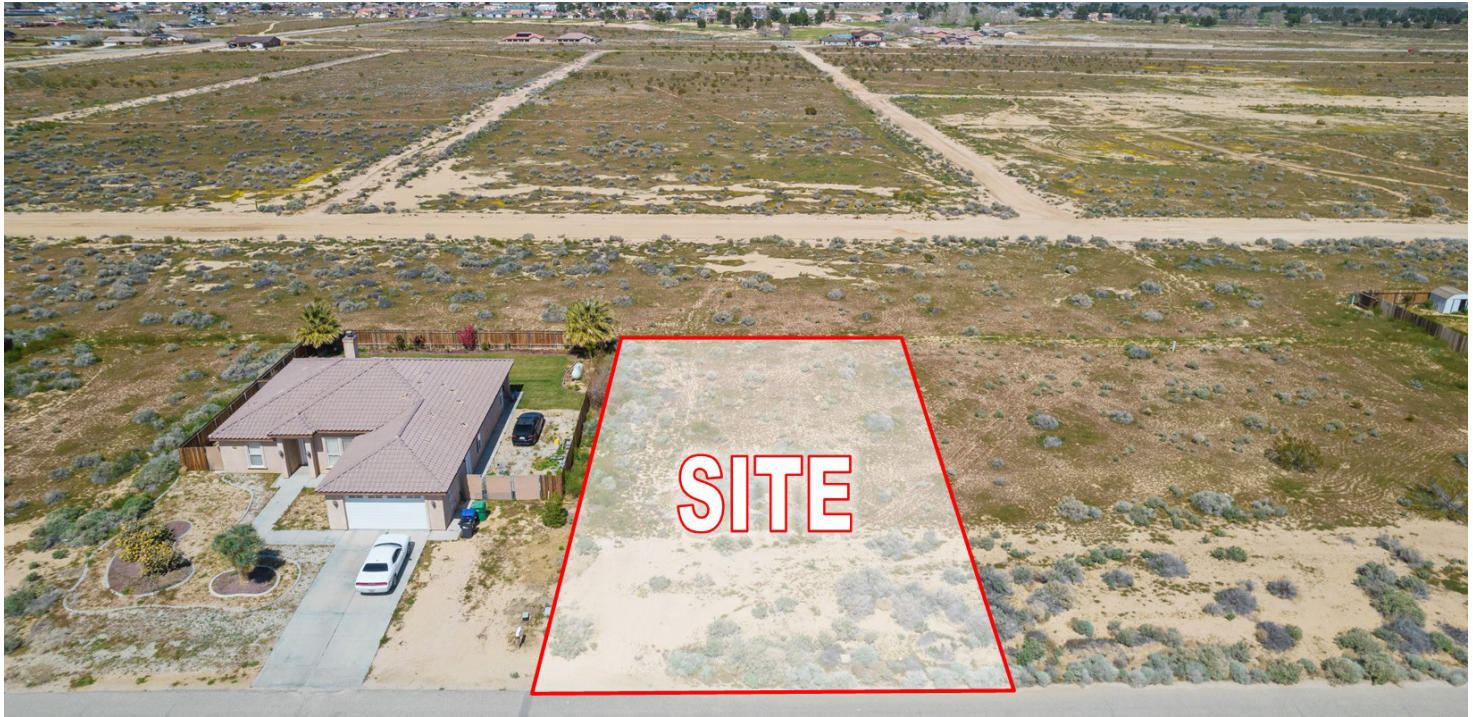


LAND FOR SALE

±0.24 ACRES OF LEVEL LAND IN CALIFORNIA CITY

9661 Oleander Ave, California City, CA 93505



Sale Price

\$25,000

PROPERTY HIGHLIGHTS

- ±0.24 Acres of Level Land | Secure Location
- 123' Wide By 85' Deep (10,453 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 & Hacienda Blvd
- North and South Bound Freeways Nearby
- Close Proximity to California City Airport

OFFERING SUMMARY

Available SF:	10,453 SF
Lot Size:	0.24 Acres
Price / SF:	\$2.39
Zoning:	R1: Residential
Market:	California City
Submarket:	Central California City
Cross Streets:	Oleander Ave & Tawney St
APN:	205-221-17-00-4

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PROPERTY DESCRIPTION

Stunning 0.24 acre (10,453 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 2006 construction home to the west and a 2008 construction home on an oversized lot to the south. 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, 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 Oleander Ave, east of Hacienda Blvd, south of Nipa Ave and west of Tawney 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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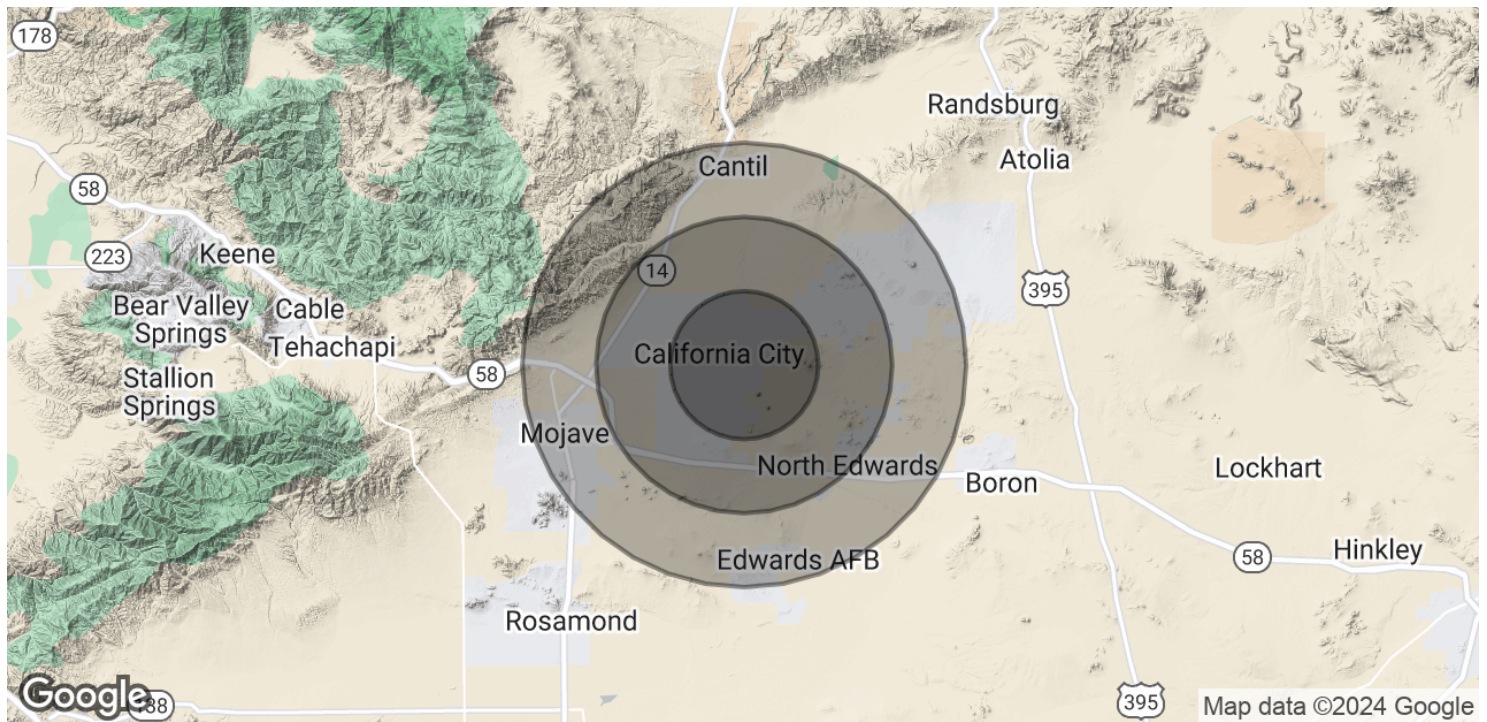
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	11,665	14,409	28,135
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,186	5,089	9,661
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$77,411	\$75,607	\$74,467
Average House Value	\$256,904	\$250,958	\$244,163

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	36.4%	37.2%	36.1%

Demographics data derived from AlphaMap

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