

LAND FOR SALE

±796,275 SF (±18.279 ACRES) OF VACANT LAND FOR SALE IN MOJAVE, CA

Section 13, Township 31, Range 36, Quarter, Mojave, CA 93501



SALE PRICE: \$69,000

LOT SIZE: 18,279 Acres

ZONING: E(20)

MARKET: Mojave Desert

SUBMARKET: California City Area

PROPERTY HIGHLIGHTS

- ±796,275 SF/±18,279 Acres of Vacant Land
- Zoned E(20)
- Perfect Solar Farm Site
- Possible Medical Marijuana Grow Site
- Easy Access to Interstate-14
- Flexible Business-Friendly County
- Located north of California City, CA

KW COMMERCIAL
7520 N. Palm Ave #102
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PROPERTY OVERVIEW

This property consists of ±796,275 SF (±18.279 Acres) of Solar Farm Land located in Mojave, Ca just off Interstate 14. Site offers various level and elevated sections with clear access to the Southern skies with a constant flow of sun. The County zoning is currently agriculture AE-20.

A.P.N.'s 461-180-30, -04, -44, -03, -21, -17, and -05

LOCATION OVERVIEW

This property is located on Pine Tree Canyon Road at the coordinated of 35.233975, -118.078347 in Mojave, California.



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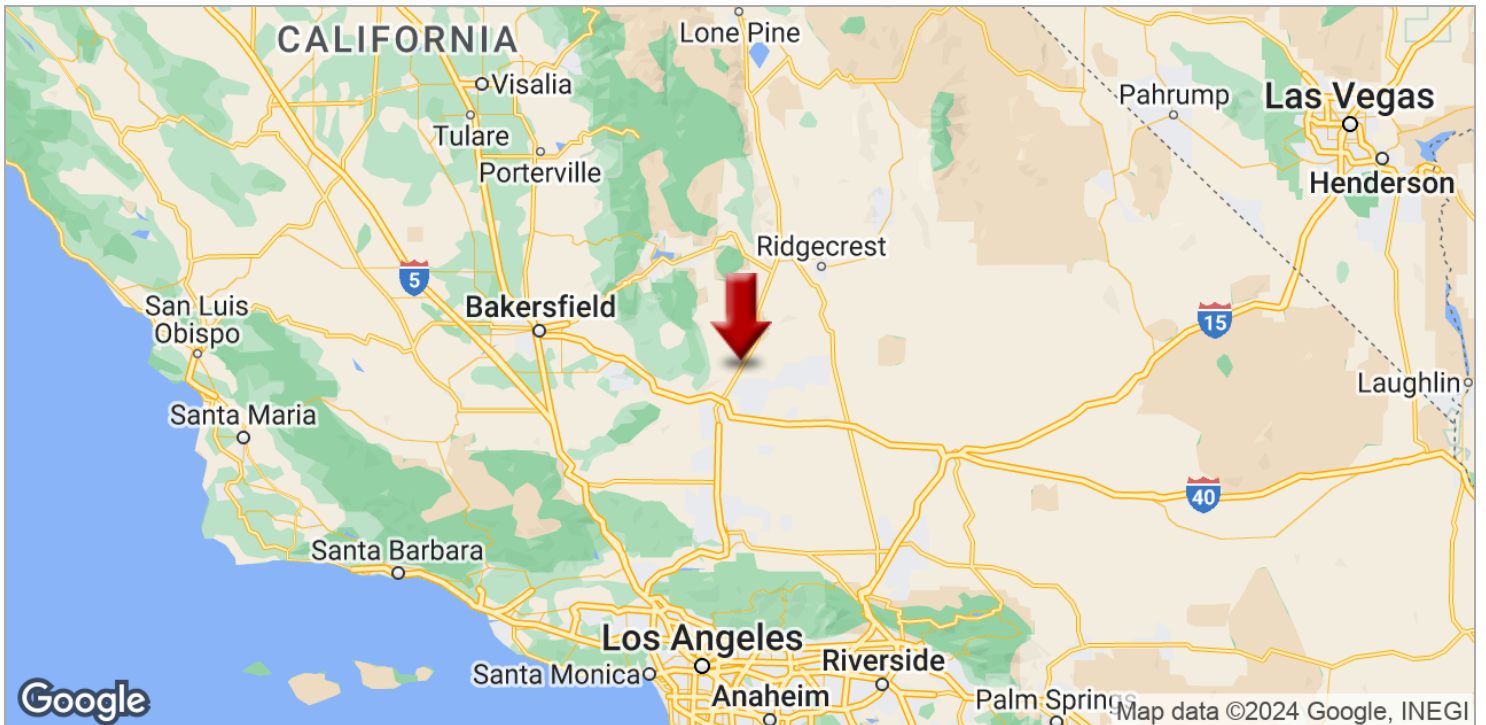
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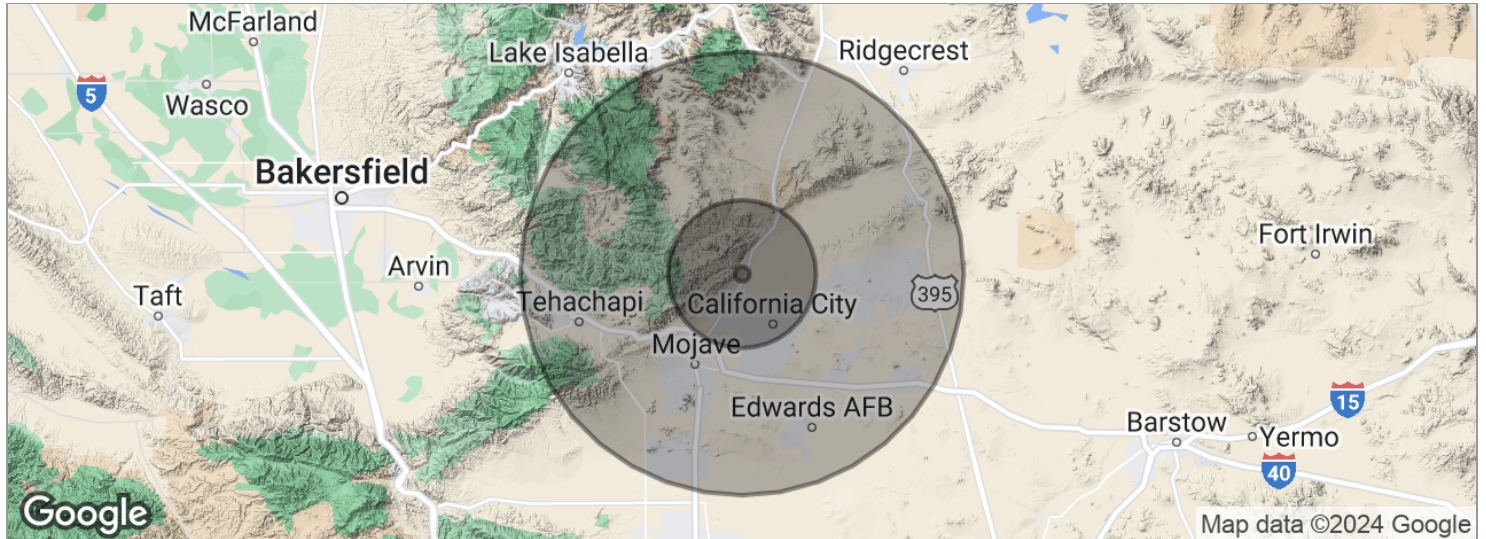
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	10	2,007	282,305
Median age	42.9	40.8	32.9
Median age (male)	43.1	39.9	31.9
Median age (Female)	42.7	41.4	34.0
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	4	725	91,072
# of persons per HH	2.5	2.8	3.1
Average HH income	\$45,674	\$62,061	\$65,407
Average house value	\$229,253	\$166,192	\$285,828
ETHNICITY (%)	1 MILE	10 MILES	30 MILES
Hispanic	10.0%	21.5%	32.3%
RACE (%)	1 MILE	10 MILES	30 MILES
White	80.0%	79.0%	64.6%
Black	0.0%	3.2%	14.6%
Asian	0.0%	3.8%	4.7%
Hawaiian	0.0%	0.2%	0.2%
American Indian	0.0%	2.4%	1.0%
Other	0.0%	7.8%	11.6%

* Demographic data derived from 2020 ACS - US Census

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