



KELLERWILLIAMS
LAND

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EST. 1991

00 Aqueduct Road Mojave,
CA 93501

A 96.35+/- ACRES LAND DEVELOPMENT OPPORTUNITY IN KERN COUNTY, CALIFORNIA

OFFERING MEMORANDUM

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DEVELOPMENT OPPORTUNITY

Opportunity to purchase 90+ acres of prime level land APN#: 225-412-28 zoned vacant land with land use of wind energy. This parcel is bisected by a PG&E Transmission line (.01 mi) with approx. 1,625 MW capacity and the Goldtown Substation with 66 KV - only 2.5 miles to the South. This site is ideal for energy production and is suitable for panels or turbines. Wholesale Market is the CALIFORNIA INDEPENDENT SYSTEM OPERATOR with State/Local Incentives of approximately 1.23 \$/MWh.

This parcel neighbors over 500+ wind turbines and the area has an Avg. Annual Wind Speed: of 9.04618. This site could accommodate approx. 8 Wind Turbines and could produce a Max. Capacity of 3.817 MW with an Annual Output: 18,486.392 MWh. In addition, this site is level and could accommodate SOLAR and over 60,000 Solar Panels.

This site is near the intersection of Hwy 58 and Hwy 14 on Aqueduct Rd North of the Mojave Air and Space Port in Kern County CA. * Interconnection Queue details available on request. Latitude 35.092542 / Longitude -118.191162



PROPERTY HIGHLIGHTS

APN #: 225-412-28

COUNTY: KERN

**ADDRESS: 00 AQUEDUCT ROAD MOJAVE,
CA 93501**

ZONING: VACANT LAND

LAND USE: ENERGY PRODUCTION



PRICE:

\$2, 500, 000

PRICE /SQM:

\$20 - 21K / ACRE

SIZE:

96.35 ACRES

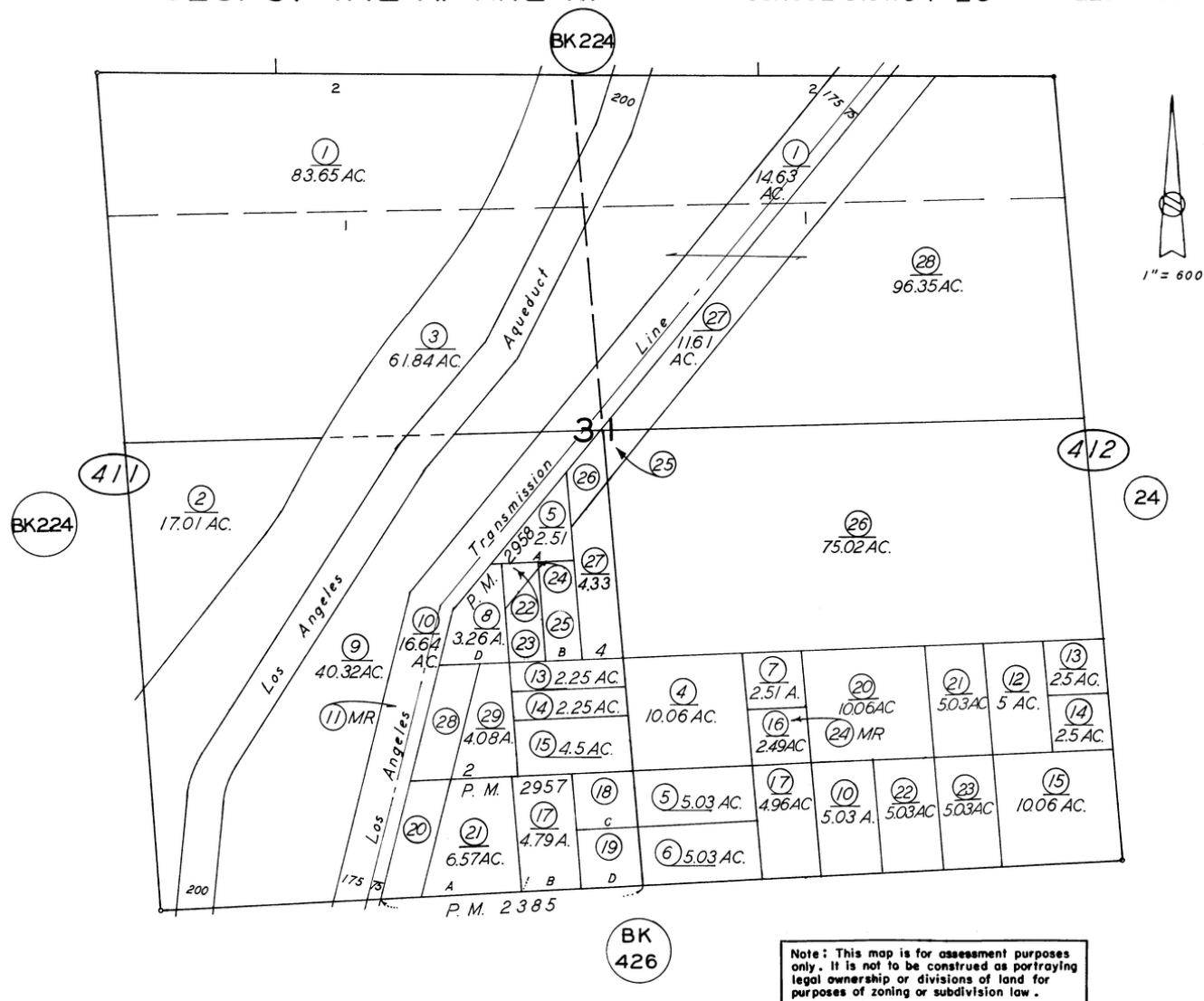
PARCEL MAP

225 - 41

SEC. 31 T.12 N. R.12 W.

SCHOOL DIST. 94-28

225 - 41



Revised: 04/06/2018

ASSESSORS MAP NO. 225-41
COUNTY OF KERN

WIND SUMMARY

Wind Details



Legend:

- Electric Substation
- ⊕ Power Plant
- ⬮ Energy Storage
- Transmission Line
- Distribution Line
- △ Wind Turbine
- Wind Farm Outline
- ⊕ Wind Farm
- Pricing Node

Wind:	No Wind Farm Activity
Estimated Wind Royalties / Rent	
Potential Wind Lease Rent:	\$1,617 / ac / yr
Buildable Acreage For Wind	
Gross Parcel Acreage:	95 ac
Total Buildable Acreage:	93 ac
Acreage Details:	
Wetland	2 ac
Topography 5%	12 ac
Transmission Line	0 ac
Nearest Substation	
Substation Name:	GOLDTOWN
Distance:	2.51 miles
Substation Hosting Capacity:	-

NEAREST TRANSMISSION LINE

Owner: PACIFIC GAS & ELECTRIC COMPANY

Distance: 0.054 miles

Max Capacity: 1,625 MW

Available Capacity: -

NEAREST WIND FARM

Name: Rising Tree Wind Farm II

Distance: 0.671 miles

Operating Capacity: 19.8 MW

COMMODITY PRICING

Wholesale Market:

Avg. Energy Price: -

State/Local Incentives: 1.23 \$/MWh

Total Value of Wind Energy: -

RESOURCE

Avg. Annual Wind Speed: 9.046181

POTENTIAL CAPACITY / OUTPUT

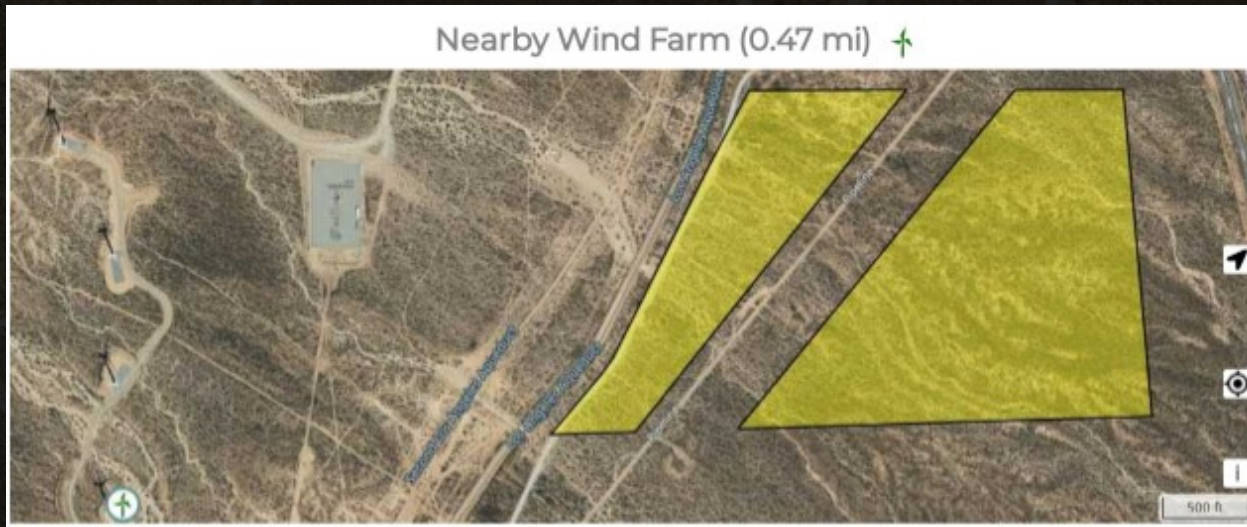
Possible Number of Wind: 0.8

Turbines on Parcel:

Parcel Max. Capacity: 3.817 MW

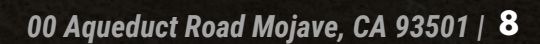
Parcel Max. Annual Output: 18,486.392 MWh

WIND SUMMARY | WIND FARMS



Name:	Rising Tree Wind Farm li	Energy Storage:	False
Owner Name:		NERC Region:	WECC
Planned Capacity:	-	Balancing Authority:	California Independent System Operator
Building Capacity:	-	Building Capacity:	-
Operating Capacity:	19.8 MW	Project Acres:	-
AC Capacity:	19.8 MW	Acres Turbine:	-
Capacity Factor:	34.1%	MW/Acre:	-
EIA Plant Codes:	59235	Number of Turbines:	10
Status:	Operating	Street Address:	
Operating Date:	01/01/2015	City:	
Point of Interconnection:	Goldtown	County:	Kern
Grid Voltage(s):	220	State:	CA
Transmission/Distribution:	Southern California Edison		
System Owner:	Co		

Kern County, California, 90 AC +/-



POWER GRID INFO | TRANSMISSION LINES



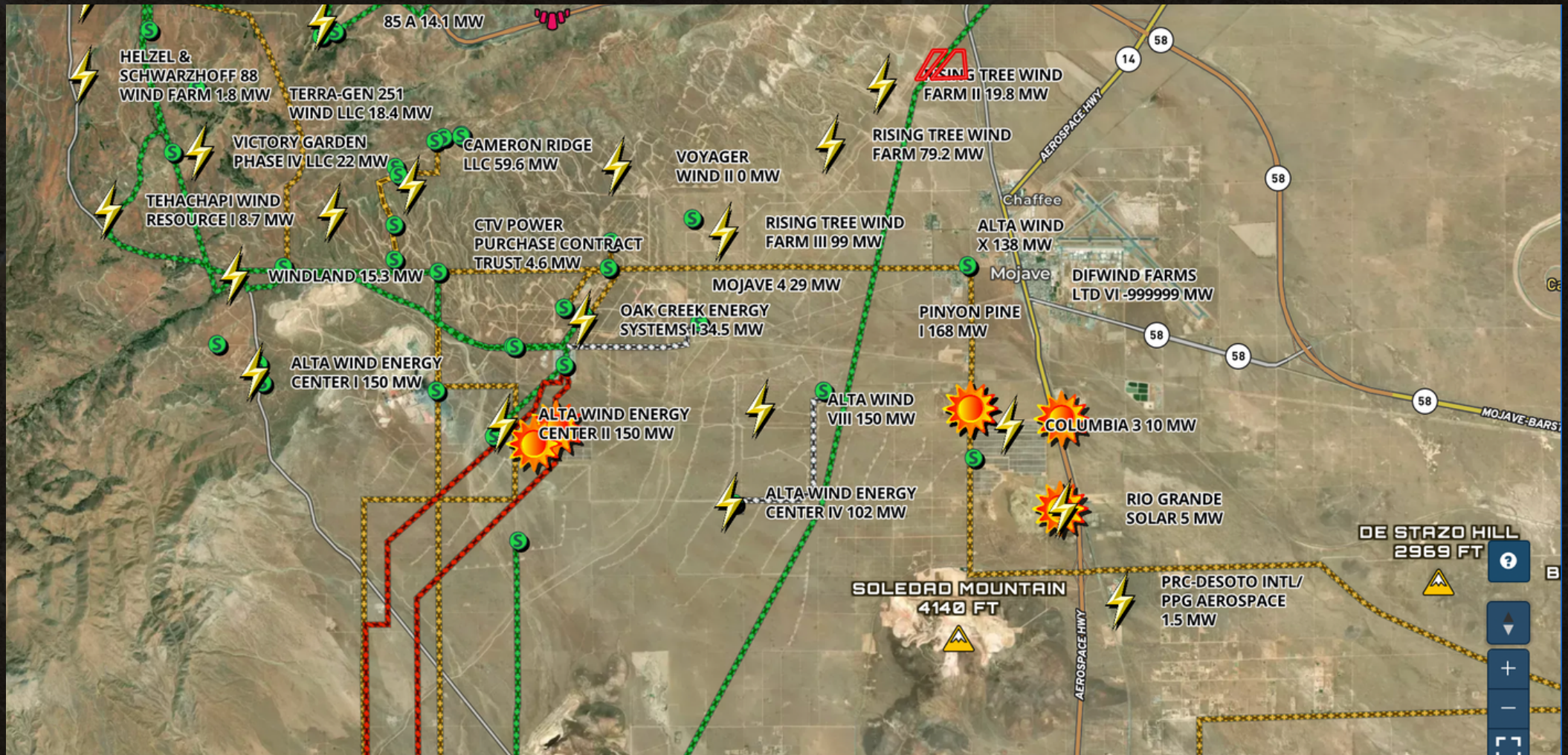
DETAILS

Status:	IN SERVICE
County:	Washoe
State:	NV
Owner:	BONNEVILLE POWER ADMINISTRATION
Type:	DC
Voltage:	1,000 kV
Substation 1:	CELILO
Substation 2:	SYLMAR EAST
Length:	

Transmission Line Load & Limits

Conductor Amperage:	1,975 amps
Max Capacity:	3,250 MW
Available Capacity:	-
Interconnected DER:	-
Queued DER:	-
Average Peak Load:	-
Average Load:	-

POWER GRID INFO | SUBSTATIONS



POWER GRID INFO | SUBSTATIONS

Substations (1)

Substation 1

Nearby Electric Substation (2.51 mi) 



DETAILS

Substation Name:	GOLDTOWN
Status:	IN SERVICE
City:	MOJAVE
County:	KERN
State:	CA
Lines Connected:	2
Max Voltage:	92 kV
Min Voltage:	33 kV
Load Zone:	-

LOCATION OVERVIEW



Mojave is a city of 4,200 people in Kern County in the High Desert sub-region of Kern County, California. Mojave has a rich aerospace history because of nearby Edwards Air Force Base, Naval Air Weapons Station China Lake, and Palmdale Regional Airport. The Mojave Desert is California's largest desert. The High Desert portion of Kern County is confined to the southeastern quadrant of the county which is separated from the county seat in Bakersfield – located in the San Joaquin Valley – by the Tehachapi Mountain Range. Mojave's neighboring communities are California City to the north, Boron to the east, Tehachapi to the west, and Rosamond to the south.

LOCATION OVERVIEW



Kern County Rankings

Niche ranks thousands of places to lived based on key statistics from the U.S Census and expert insights

13th	best small metro area for teleworking
18th of 55	Most Diverse Counties in California
32nd of 55	Best Counties for Young Professionals in California
34th of 55	Healthiest Counties to live in America

Home to nearly 890,000 residents Kern is the eleventh most populous county which is larger than the states of South Dakota, North Dakota, Alaska, Vermont, and Wyoming. Kern County is a beautiful and diverse county located in the heart of California. The county is characterized by its stunning natural beauty, wide-open spaces, and rich cultural heritage. With its diverse landscapes ranging from the Sierra Nevada Mountains to the Mojave Desert, Kern County offers something for everyone. The county is home to numerous natural attractions, including Sequoia National Forest, the Kern River, and Red Rock Canyon State Park. These natural wonders offer visitors the opportunity to explore the great outdoors and experience the beauty of California's varied landscapes. The median home value of approximately \$272,000 (2020), making Kern County is the second most affordable housing market in California. Compared to the medium home value in California at approximately \$712,000, affordability is a key to growth of the market. This has led to 61% of households owning their home. More than 50% of households are able to afford a median priced home compared with only 33% in California. The average household size of 3.16 persons. Kern is the number one oil and agriculture-producing county in the nation, with the second most diverse economy. Kern is the energy building capital and has a flourishing healthcare infrastructure.

DEMOGRAPHICS

MOJAVE

POPULATION

3,620

58.4 square miles
62 people per square
mile

POVERTY RATE

19.8%

MEDIAN HOUSEHOLD INCOME

\$44,757

MEDIAN VALUE OF OWNER- OCCUPIED HOUSING UNITS

\$125,400

Census data: ACS 2021 5-year
unless noted

MOJAVE