



KOREK LAND COMPANY, INC.

**Great Investment / Development Opportunity.
Priced to Sell!**

**30± ACRES - RESIDENTIAL & COMMERCIAL
CALIFORNIA CITY, CA
(COUNTY OF KERN)**

LOCATION: At the heart of Incorporated California City, in a prime-central location basically at the northeast corner of California City Blvd and Hacienda Blvd, adjacent to, and views of, Tierra del Sol Golf Course. Take California City Blvd from either Highway 14 or Highway 58.

APN's/SIZE: Twenty (20) separate APN's ranging from approximately 8,000 SF to 9-acres in size many with all subdivision improvements. See [Exhibit "A"](#) for details.

TOPO: Rough graded to level lots.

ZONE/GP: Nineteen (19) lots are zoned C5 ([Regional Commercial](#)) (sites 1 thru 3 and 5 thru 20 on the aerial map). Site #4 is (8.9± acres / APN 208-370-03) is zoned R1 ([Medium Density Residential](#) – 6 DU/AC) and has a 39 lot layout / [TTM](#). Fourteen (14) of these lots have golf course views with ~1,800' of golf course frontage. The property is located within the [Villages Specific Plan](#) which was adopted in 1992.

BUYER TO VERIFY ZONING CONFORMANCE WITH BUYER'S INTENDED USE.

UTILITIES: All are in the immediate area. The parcels from the intersection of Constitution Drive and Commons easterly all have utilities in the street.

BUYER TO DETERMINE AVAILABILITY OF UTILITIES FOR BUYER'S INTENDED USE.

POTENTIAL: Edwards Airforce Base is less than 30 minutes from the Property. There are numerous projects and contractors which create housing demand and, perhaps, demand for office space as well. **Pacific Steel is under construction on the first Steel Mill in California in 50 years!** The all-electric, clean-air, emission free steel mill near Mojave will generate hundreds of new construction jobs and reportedly 400 permanent well-paying union jobs when the plant is complete. The State issued approximately \$30 Million in tax credits to promote the facility. We understand the nearby prison has also reopened, creating some additional new employment.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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CalDRE 00861992

To accommodate new housing demand, new for-sale and for-rent homes with ADUs can be built. There is over 1,800' of golf course frontage (view premiums). For the remaining lots there is a wide array of permitted and conditionally permitted commercial uses: automotive energy recharging station, commercial/retail development, office, recreation, entertainment, tourist facilities, religious/spiritual center, education and research. At the asking price this is a great opportunity.

PRICE: **Priced to Sell:** Asking under \$64,000 per acre (\$1,799,000) including all the land improvements. Seller is motivated, prefers one buyer for the package. **Bring us your offers!**

Consider 39 lots X 2 with ADUs (78 units) at half the asking price is only about \$11,500 per unit. That means the remaining commercial lots (~21 acres) would have a basis \$0.98 per SF. What an investment!

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