

Metropolitan Real Estate



108 Acres Overview

METROPOLITAN
Real Estate

Listed For Sale at 49901 Hwy 14, Inyo Kern Ca. 93527

List Price \$2,500,000

Solar/Logistics/ Storage Developers/ Industrial

101 S Hst. Bakersfield Ca. 93304 (661)-247-7000

Direct Hwy Frontage

Commercial zoning + highway frontage = strong for:

- Solar Farm
- Truck yards
- Equipment storage
- Self-storage facilities
- RV / trailer storage
- Small distribution hubs
- Gas Station/Truck Stop

Hwy 14 is a connector corridor (LA → Ridgecrest / aerospace / desert markets)





Property Details

- Zoning Commercial
- 108 Contiguous Acres
- Mineral Rights Available
- Well Water and Solar Energy
- 8 Improved Structures
- APN# 341-060-14-00-5
- Turn Key- Robbers Roost Mini Mart
- Access Roads/ Flat Land
- Historic Designation
- Location is Mojave/Ridgecrest/Palmdale Corridor



Location & History



- Entire Unincorporated Ghost Town Ranch – 144 Acres, Solar-Powered, Outlaw Legacy Included
- - ****Location & History****
- - Armistead, California (unincorporated—yours to run)
- - One-mile Highway 14 frontage
- - Historic ghost town tied to Tiburcio Vásquez, 1870s bandit hideout at Robbers Roost / Bandit Rock
- - 1933 homestead signed over by President Franklin D. Roosevelt to Sidney T. Armistead
- - ****Power & Water****
- - 24.71 kW ground-mounted solar + five 5 kWh batteries
- - 25.2 kW roof-mounted solar + six 10 kWh batteries
- - Two wells: 120 ft shallow, 100+ ft deep—Sierra Nevada fed
- - Water rights + mineral rights included
- - ****Commercial Setup****
- - 3,200 sq ft metal building: convenience store + restaurant, fully equipped
- - Separate office/storage next door
- - 10x30 ft awning w/ picnic tables in ghost town area
- - Two carports behind store: 30x60 ft + 20x60 ft
- - Nine-pump gas station approved—engineered through Sullivan Petroleum (Texaco & Chevron branding)
- - Sinclair Oil green-dino vibe
- - Cell tower on site
- - ****Living & Outbuildings****
- - 3-bed/2-bath double-wide: wraparound deck, ADA ramp, California-approved RCFE (Residential Care Facility for the Elderly)
- - 10x8 ft wood tool shed next to it
- - 12x40 ft cabin: 1-bed/1-bath, kitchen/living, fenced front deck
- - 2-bed/2-bath home under construction w/ front deck
- - 40x40 ft metal building: stainless kitchen, laundry, pantry, luxe bath (3-ft rainhead shower, seat, six jets + wand), seating area, 55-inch TVs in living/bed/bar, 20-ft bar, pool table
- - 60x30 ft pole-built metal shop: enclosed/fenced, tire changer, balancer, 20-ft C-train, 10-ft U-Haul tool truck
- - Outside: 300-gal unleaded tank, 350-gal diesel tank, air compressor, pool shed, extra 10x8 ft woodshed
- - ****Heavy equipment included****: Bobcat, tractor, three 5-ton Army trucks (1991–1993, Gulf War surplus)

Improvements

01

Building 1

- Bed: 1
 - Bath: 1
 - Sq ft: 1600
 - Notes: Bar Area 40x40, Restroom has a rain shower with 6 jets.
-

02

Building 2

- Bed: 3
 - Bath: 2
 - Sq ft:
 - Notes: RCFE-S care facility for elderly, remodeled in 2025, includes 6 sm twin beds
-

03

Building 3

- Bed: 1
- Bath: 1
- Sq ft:
- Notes: Remodeled single wide.

04

Building 4

- Bed: 2
 - Bath: 2
 - Doublewide
-

05

Building 5

- Bed: 1
 - Bath: 1
 - Sq ft:
 - Notes: Modular steel
-

06

Building 6

- 1 Laundry facility shed, has 2 washer + dryer hookup, space for 3 refrigerators.
-

07

Building 7

1 Office space shed

08

Building 8

- 1 Front Store/Restaurant, Capacity-49 people, all equipment included.
-

Additional Items

- Leased Solar, 2 Tool Sheds
 - New Septic Tank (10k gallons)
 - Two wells 120ft shallow (100+ ft deep-Sierra Nevada Fed, Water Rights + Mineral Rights)
 - Installed Sprinklers
 - New Cabinets
 - Flooring under rv port,
-



The Commercial Property Sector

The property is alternatively positioned for:

- Utility-scale solar development
- Battery storage facilities
- Industrial yard or logistics use
- Long-term land banking investment
- Gas Station, Truck Stop with Multiple Uses.





Solar Substation Info.

Located In An Active Transmission Zone

01

Vincent Substation (Major Hub)

- Located near Hwy 14 corridor (Acton / Palmdale side)
 - Connected to 500 kV transmission lines (VERY high capacity)
-

02

Inyo Kern Substation

- 5-8 Miles from our property (59901 Hwy 14)
 - Identified as a major grid connection point in the region.
-

03

Haiwee- Inyokern 115kV Line

- Identified in Caiso transmission planning
 - Located in an active trnasmission corridor.
 - South of Kramer Junction Substation
-



Investment Options

01

Outright Purchase

02

Option Agreement

03

Joint Venture
