

# ±2.60 Acres of Level Commercial Land

Land For Sale | 6868 Inyokern Rd Inyokern, CA 93527



**CENTRAL CA  
COMMERCIAL**



Sale Price	<b>\$69,000</b>
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## OFFERING SUMMARY

Available SF:	±113,318
Lot Size:	±2.6 Acres
Price / Acre:	\$26,538
Zoning:	C-2
Market:	Ridgecrest - China Lake Area
Submarket:	Central Inyokern
Traffic Count:	6,612
APN's:	084-170-08-00-6, 084-170-11-00-4

## PROPERTY HIGHLIGHTS

- ±415' Wide By ±165' Deep (±113,318 SF)
- Excellent Retail Corridor @ The Town Entrance
- Infill Location Surrounded By Established Businesses
- Excellent Access & Freeway CA-178 Exposure
- 2 Prime Commercial Lots w/ Flexible Zoning
- Quick Freeway Access | Many Nearby Amenities
- Shovel Ready | Long Parcel | Buildable
- Power @ Site & Water Is Available
- Seller-Carry Financing Available w/ 10% Down!
- Active Setting Minutes To Ridgecrest

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### PROPERTY DESCRIPTION

2 Parcels of level and square ±113,318 SF (±2.60 Acres) of shovel ready commercial land located within Inyokern, CA very close to CA-395 between Ridgecrest & Indian Wells. Property offers ±415' of CA-178 frontage by 165' Deep, is level with good soil, has a power pole at the street corner to the north. There hasn't been a past structure (clear and ready for development) and water is adequate & available per the City. A development could feed off the transformer for power. Next door to the Cal Trans maintenance yard very close to Inyokern Airport, paved road access, long level area, electric pole is right on the street, and is 2 parcels away from Dollar General. The City of Inyokern made a significant investment in new road infrastructure in the area and has been supportive of a variety of developments in the proximity. The zoning is very flexible and allows for a variety of commercial, residential, agricultural, and other uses; commercial building, mobile home, trailer, manufactured or permeant construction. The property has quick access to both Highway's CA-178, CA-395, and CA-14, which allows for convenient access to all the major highways in the area. Seller-Financing is available with only 10% down!

### LOCATION DESCRIPTION

The property is located north of Hwy 178, east of 3rd St, south of Sunset Ave, and west of Redrock Inyokern Rd. The parcels are within 1 mile of Inyokern Airport, Inyokern Elementary School, and Inyokern County Park. They offer great access to Hwy 178 and CA-395.

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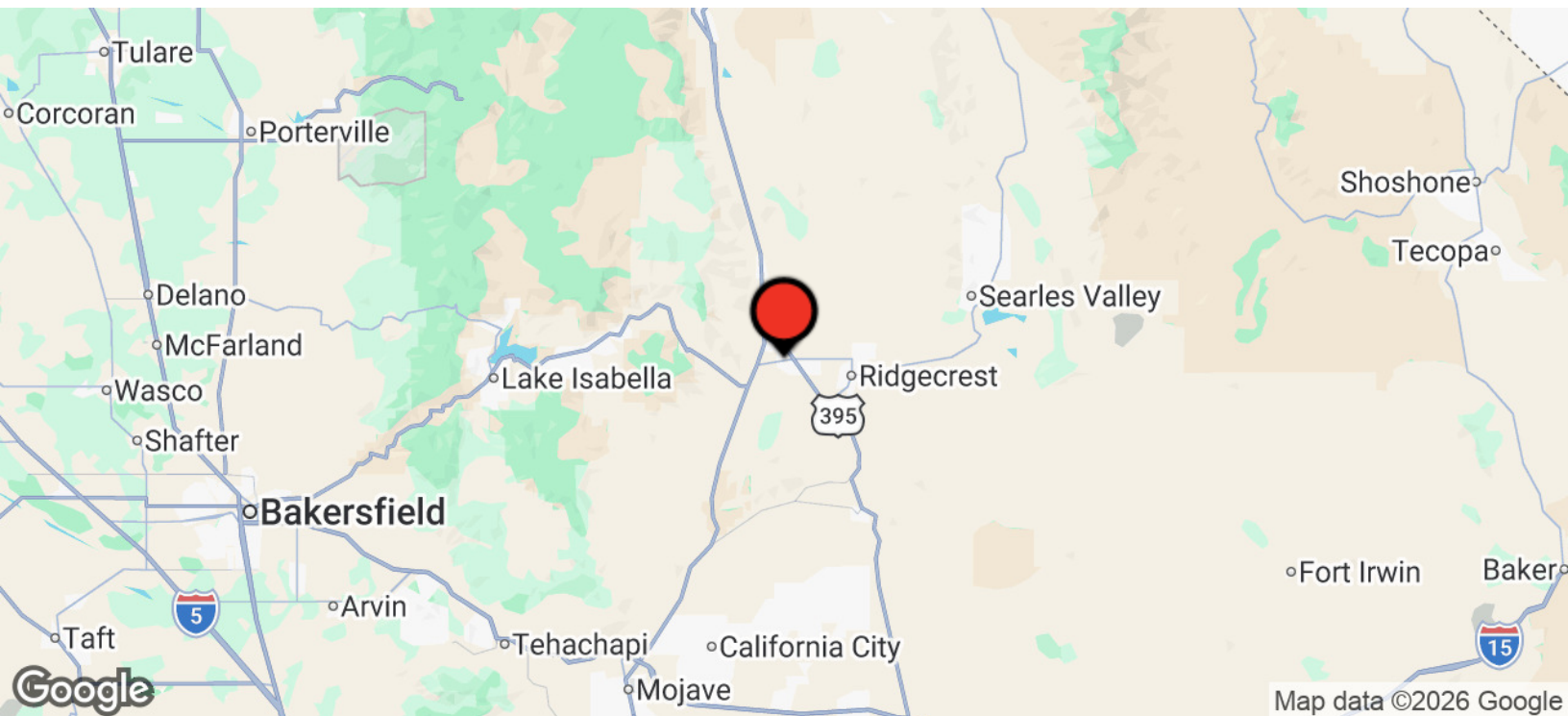
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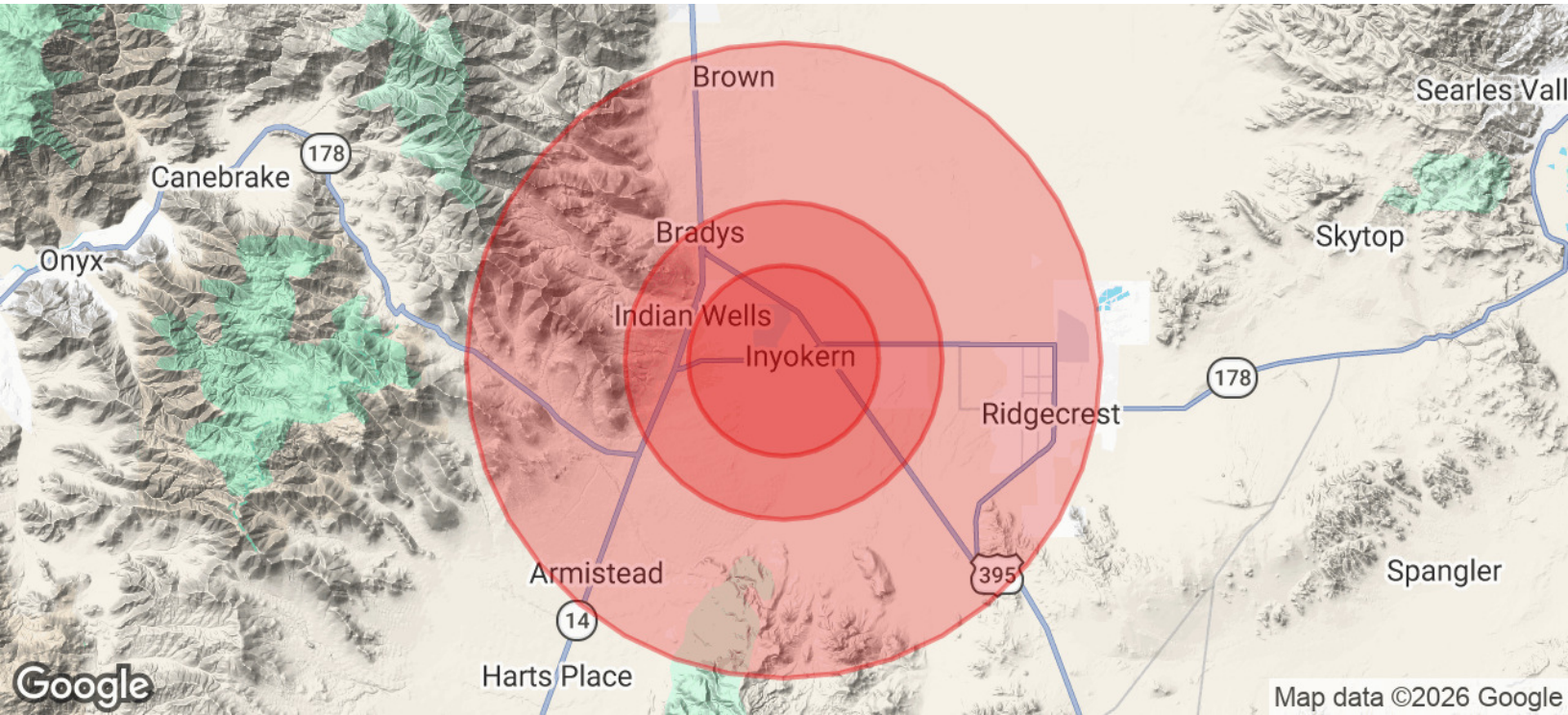
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	517	2,365	32,036
Average Age	32.5	35.2	39.6
Average Age (Male)	33.7	39.0	40.9
Average Age (Female)	32.3	34.9	39.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	228	1,078	14,407
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$105,152	\$89,205	\$78,139
Average House Value	\$295,738	\$230,025	\$177,907

<b>ETHNICITY (%)</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	10.6%	15.0%	17.6%

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