

# Fremont Valley 1221

**±1,221.71 ACRES**  
FREEMONT VALLEY,  
KERN COUNTY, CA



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# Property Summary

## EXECUTIVE SUMMARY

LOCATION	Cantil, Kern County California
TOTAL ACREAGE	±1,221.71 acres
TRANSPORTATION	 Adjacent to Union Pacific Railroad, with highway access
PRICE	Submit all offers

## PROPERTY SUMMARY

This offering consists of ±1,221.71 contiguous acres in **Cantil, California (Kern County)**—a region with a long history of sand and aggregate production. The site presents a **rare opportunity to secure a large, strategic aggregate land position** in Southern California at a time when permitted reserves are shrinking and replacement sites are increasingly difficult to entitle. The property’s scale, location, and logistics profile make it well-suited for construction sand, **ready-mix concrete aggregate, asphalt aggregate, and potential specialty sand applications**, subject to material testing.

## KEY HIGHLIGHTS

- **Exceptional Scale:** Over 1,200 acres allowing phased mining, long reserve life, and multiple product streams
- **Highway Access:** Direct connectivity to State Route 14, serving the Antelope Valley, Greater Los Angeles, Mojave, and Kern County
- **Rail Adjacency:** Immediately adjacent to Union Pacific Railroad, enabling future rail-served aggregate distribution
- **Jurisdiction:** Located in Kern County, one of California’s most established and workable jurisdictions for mineral extraction and industrial uses
- **Scarcity Play:** Large, rail-adjacent aggregate sites in Southern California are increasingly rare

APN	ZONING	ACREAGE
181-030-11-00-1	A-1	442
181-030-12-00-4	A-1	38.18
181-030-13-00-7	A-1	10
181-030-14-00-0	A-1	10
181-030-07-06-4	A-1	18.02
181-030-19-00-5	A	536.77
181-030-20-00-7	A-1	9.33
181-250-01-04-2	A	99.01
181-250-03-00-2	A	9.6
181-250-04-00-5	A	9.6
181-250-05-04-4	A	19.2
181-250-06-01-0	A	20
	Total	1221.71

# Property Summary

## LOGISTICS & MARKET POSITIONING

The combination of **highway frontage and rail adjacency** provides optionality rarely found in new aggregate opportunities. The site is positioned to serve:

- Regional infrastructure and transportation projects
- Housing and industrial growth in the Antelope Valley and High Desert
- Long-haul rail distribution into constrained Southern California markets

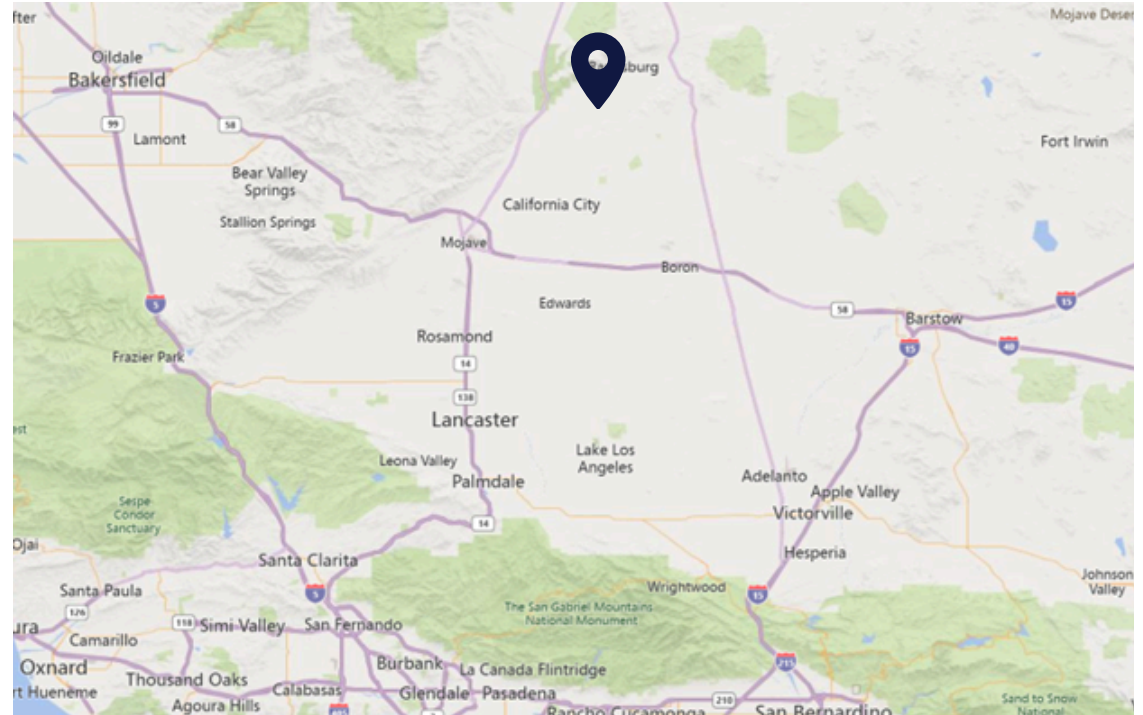
## PERMITTING & DEVELOPMENT STRATEGY

The property supports a **phased, long-term entitlement strategy**, allowing an operator to:

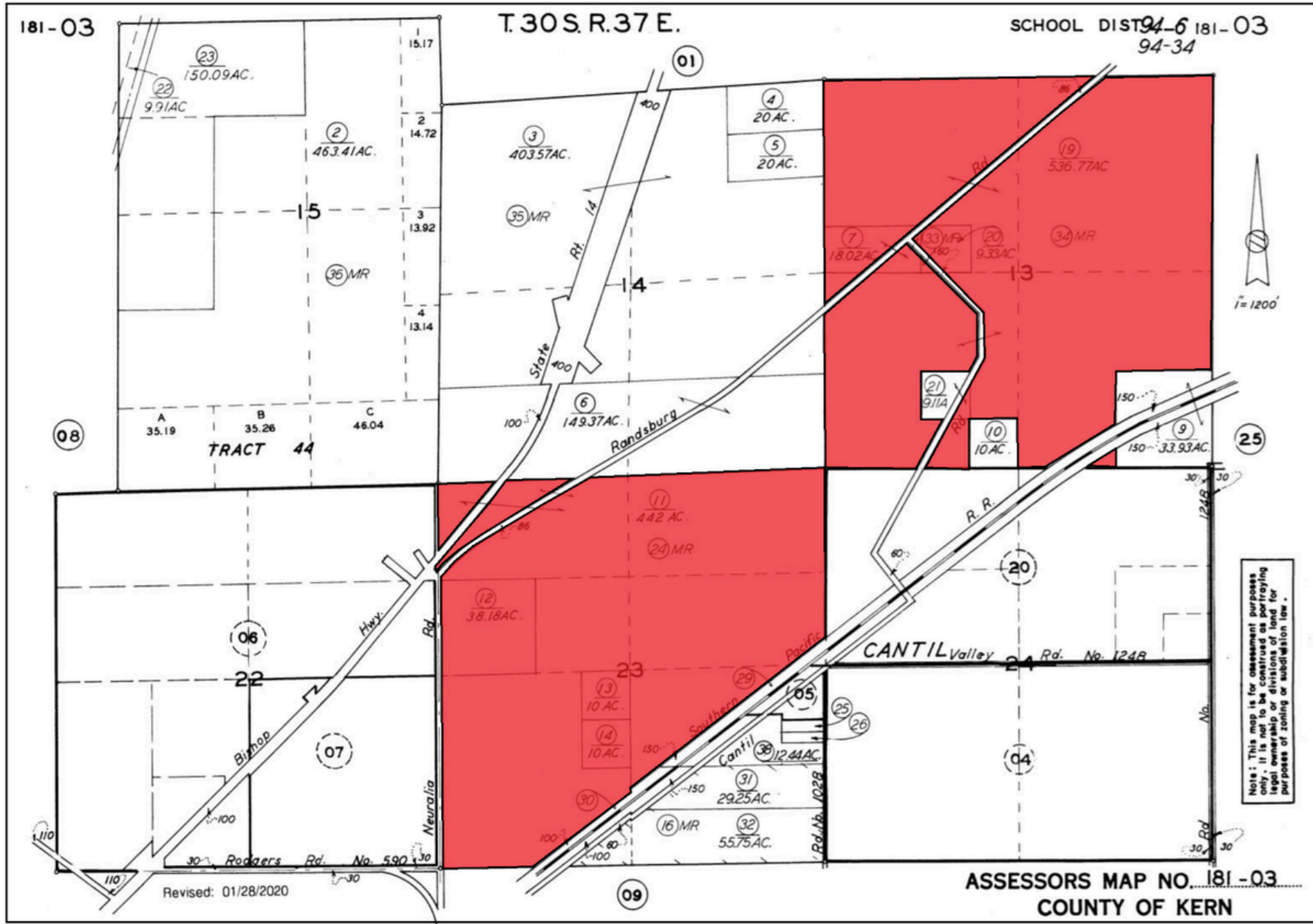
- Conduct geotechnical and material testing
- Secure permits incrementally rather than all at once
- Preserve capital while maintaining control of future reserves

## INVESTMENT THESIS

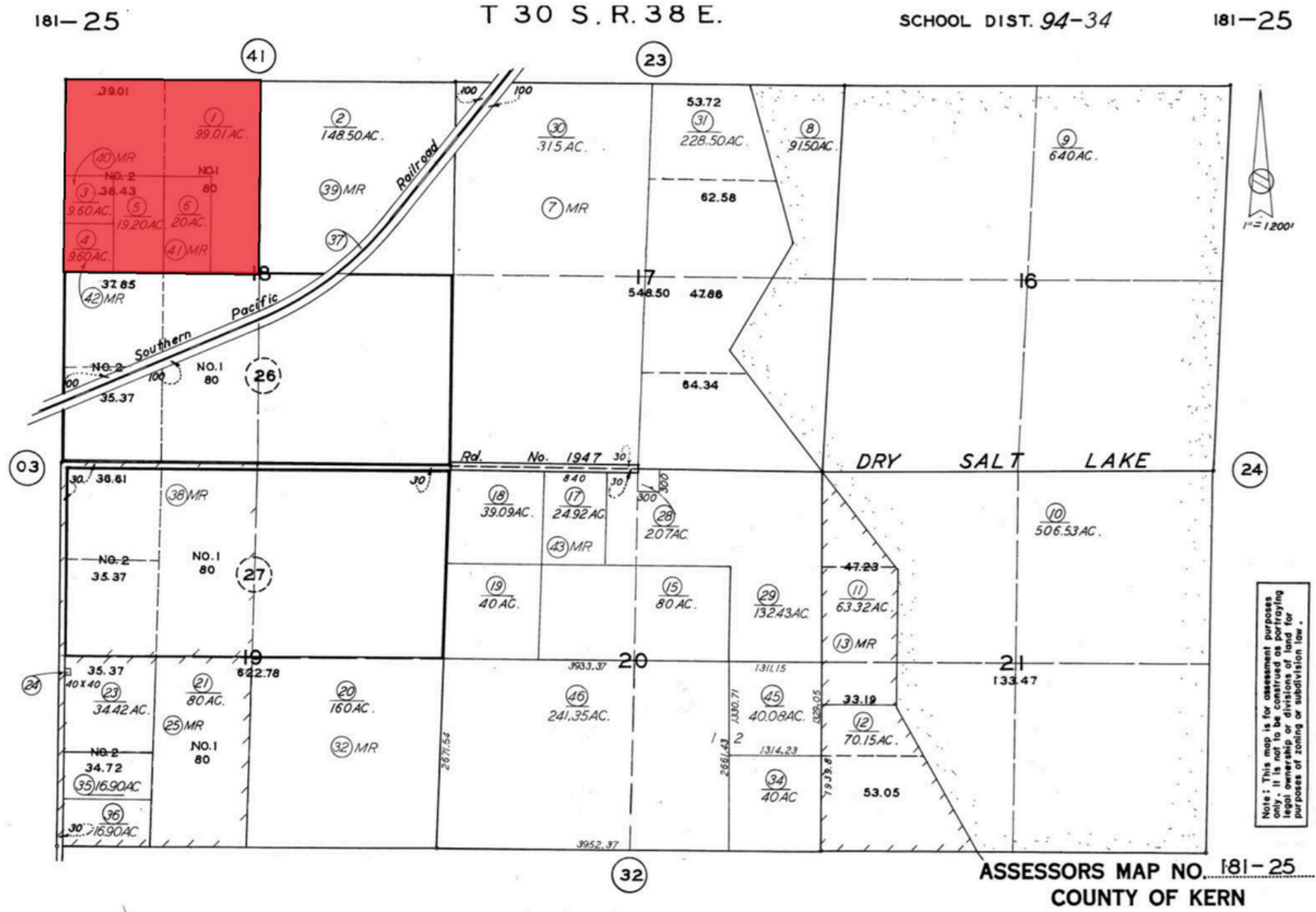
As Southern California faces declining permitted aggregate capacity, replacement reserves with scale and logistics advantages will command increasing strategic value. This site offers producers the ability to **land-bank future reserves today while controlling tomorrow's supply chain.**



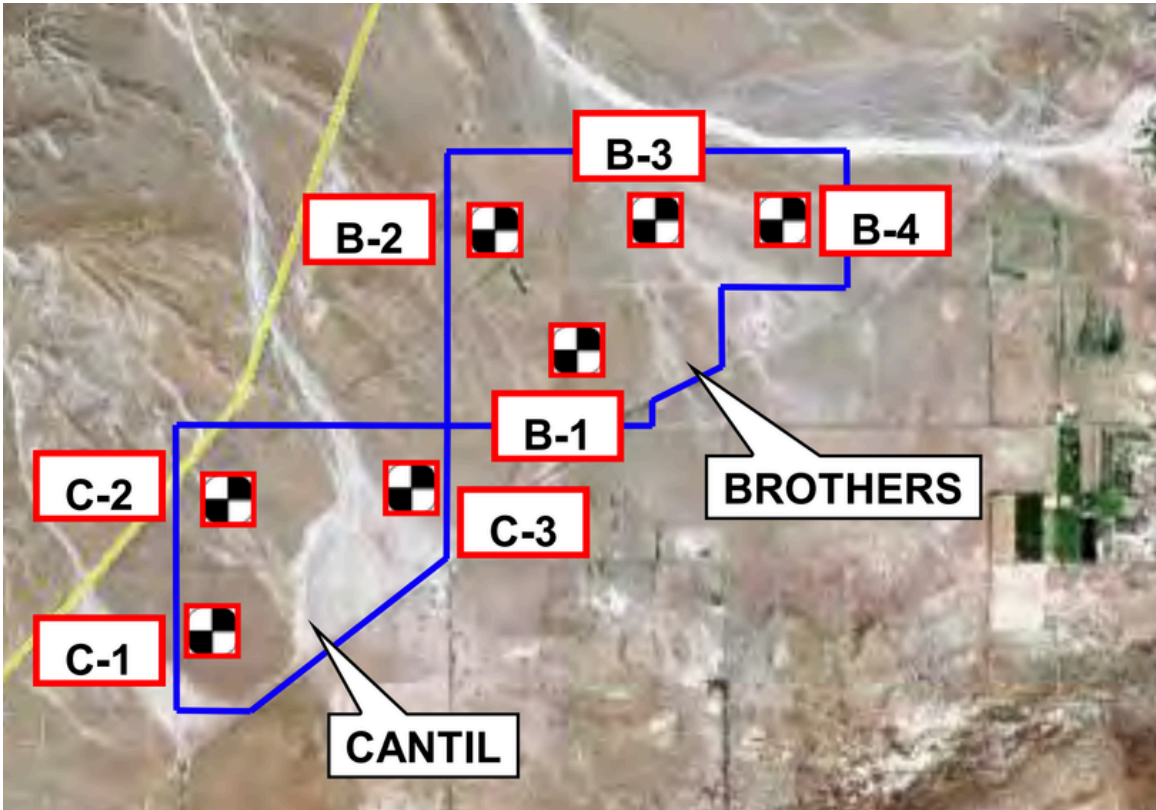
Plat Map 1



Plat Map 2

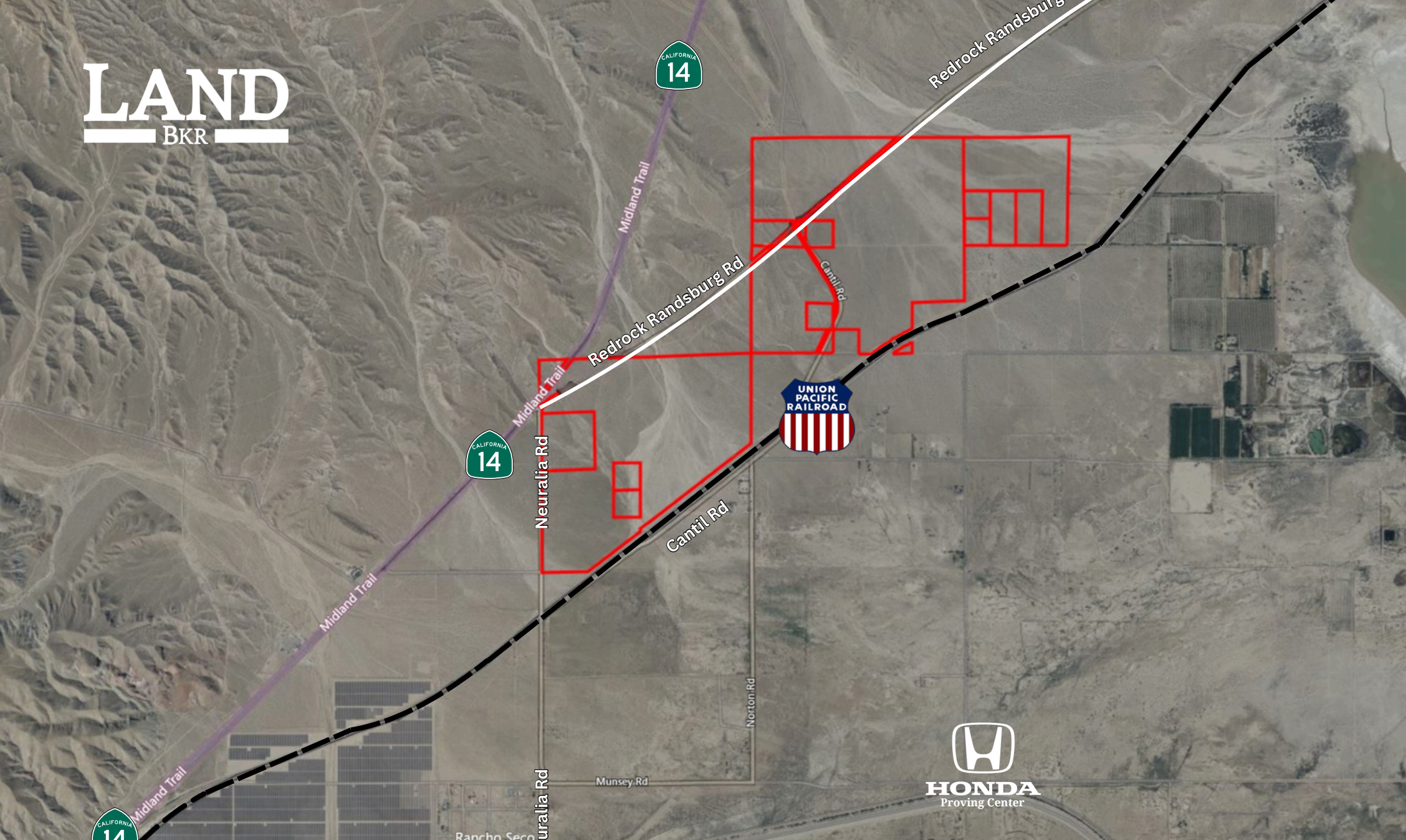


Particle Size Analysis



**Table B-2: Percent Material Passing the 30 Micron (30 μm) Screen – Particle Size Analysis Tests**

Sample ID	Percent (%)
B-1	2.8
B-2	2.6
B-3	1.5
B-4	1.6
C-1	4.8
C-2	4.7
C-3	4.2



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