



AT THE PASS OF POSSIBILITY



GORMAN VALLEY

CROSSROADS

82.47 ACRES FOR SALE

45764 Golden State Highway, Gorman, CA 93243



WHERE CALIFORNIA'S GREATEST MARKETS CONVERGE



Strategic 82.47-Acre Opportunity at the Gateway Between Los Angeles and the Central Valley

Gorman Valley Crossroads represents a rare opportunity to acquire a fully-equipped, infrastructure-rich property positioned at one of California's most strategic commercial junctions. This 82.47-acre site features direct Interstate 5 frontage with exceptional visibility to high-volume daily traffic, comprehensive utility infrastructure including multiple high-producing water wells with established water rights, and heavy agricultural zoning that provides remarkable flexibility for diverse commercial applications. The property offers immediate operational capability with existing improvements including residential and commercial structures, engineered septic systems, electrical service with backup generators, and fire access roads throughout. Whether your vision includes agricultural operations, hospitality development, recreational enterprises, or specialized commercial uses, Gorman Valley Crossroads delivers the rare combination of prime location, self-sufficient resources, and development-ready infrastructure that positions your investment for immediate returns and long-term appreciation.

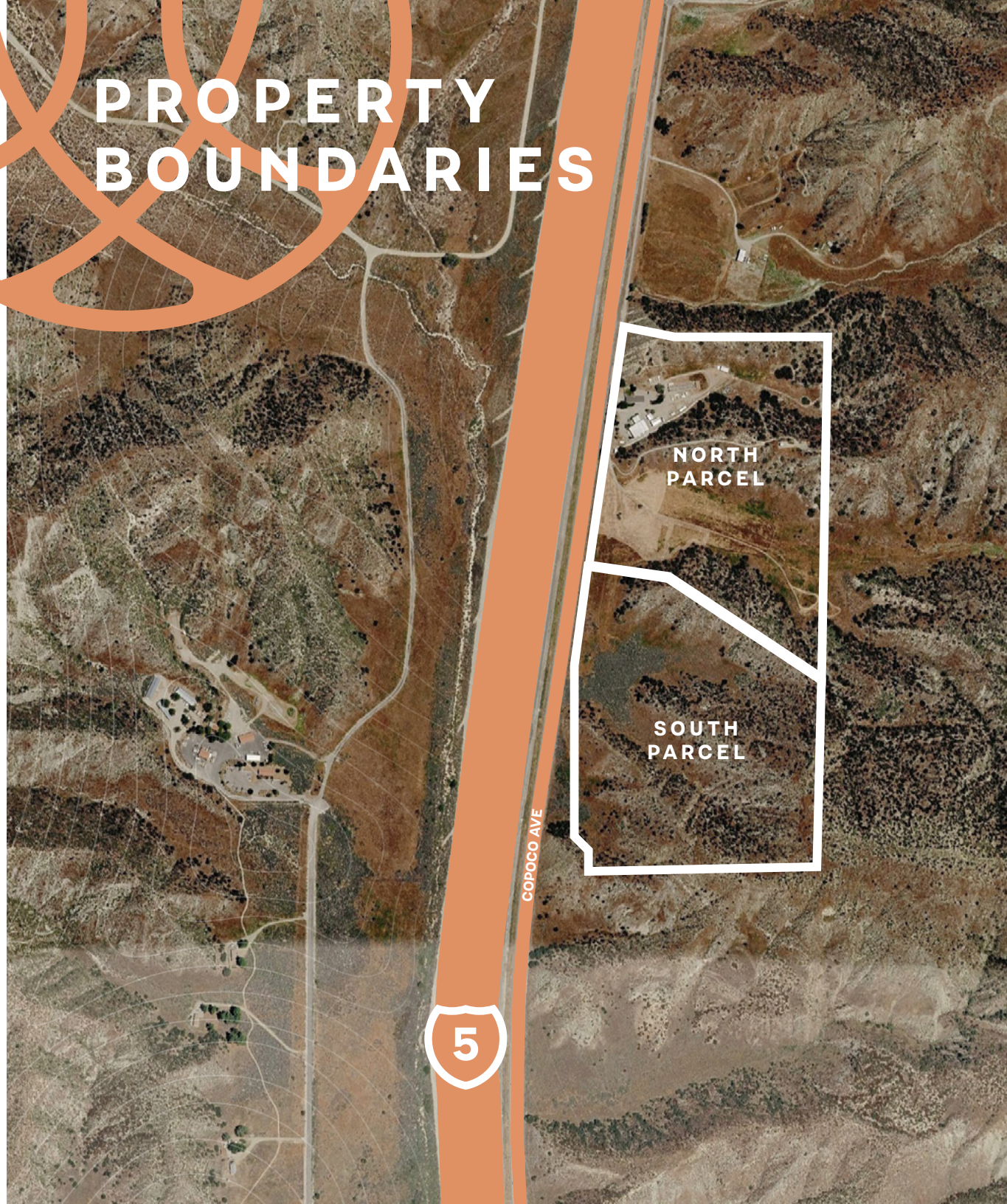
THE CROSSROADS OF COMMERCE

Unparalleled Interstate 5 Visibility Connecting California's Two Largest Economic Regions

Positioned directly along Interstate 5 between Los Angeles County and the Central Valley, approximately 60 miles north of downtown Los Angeles, Gorman Valley Crossroads occupies the most strategically significant commercial corridor in California. The property has premium frontage to California's primary North-South artery—Golden State Highway—connecting the Los Angeles metropolitan area's 13+ million residents with the Central Valley's thriving agricultural and industrial markets; not to mention exceptional visibility to the 73,000 vehicles that traverse the highway daily. The property benefits from immediate access to Interstate 5 northbound and southbound on/off ramps, plus direct connectivity to Highway 138 serving the rapidly growing Antelope Valley region. This unmatched transportation access ensures optimal logistics capabilities, superior customer accessibility, and unparalleled brand exposure to one of the nation's highest-volume traffic corridors.



PROPERTY BOUNDARIES



NORTH
PARCEL

SOUTH
PARCEL

COPOCO AVE

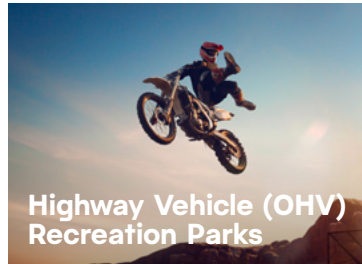
5



**Government &
Institutional Facilities**



**Hospitality &
Resort Development**



**Highway Vehicle (OHV)
Recreation Parks**



**Renewable Energy
Projects**



**Specialized
Agricultural
Processing**



**Agritourism
Ventures**

VERSATILITY MEETS OPPORTUNITY

Whether your vision requires substantial water resources, highway visibility for brand recognition, flexible zoning for creative commercial uses, or strategic positioning between major markets, Gorman Valley Crossroads delivers the resources, infrastructure, and regulatory framework to transform diverse concepts into profitable realities.

ABUNDANT WATER RESOURCES

High-producing water wells generating hundreds of gallons per minute, combined with established water rights, provide self-sufficient resource access that's increasingly rare and valuable in California's water-conscious market.

AGRICULTURAL ZONING FLEXIBILITY

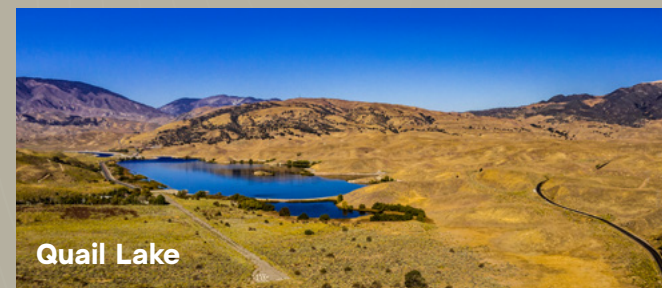
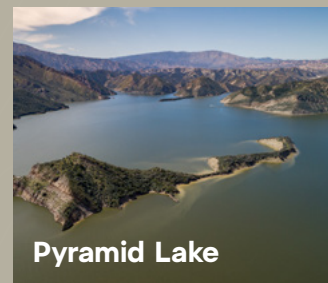
Heavy agricultural zoning allows for traditional farming and ranching operations while providing pathways for diverse applications including agritourism ventures, hospitality and resort development, off-highway vehicle (OHV) recreation parks, government/institutional facilities, specialized agricultural processing, equestrian centers, and renewable energy projects.

ESTABLISHED INFRASTRUCTURE

The property's established fire access roads, comprehensive utility infrastructure including backup power generation, and existing improvements offer immediate operational capability that significantly reduces development timelines and capital requirements.

AT THE INTERSECTION OF MAJOR MARKETS

Metric	Los Angeles County	Central Valley South
Population & Household Growth		
Total Population	9,712,112	2,586,401
Average Household Size	2.75	3.08
Median Household Income		
Median HH Income	\$91,439	\$73,339
Average HH Income	\$133,081	\$96,981
Daytime Population / Workers		
Total Daytime Population	9,820,279	2,543,901
Workers	4,920,425	1,048,984
Residents	4,899,854	1,494,917
Consumer Spending - Food Away from Home		
Average Spent Per Household	\$4,992.84	\$3,597.91
Employment by Industry		
Agriculture/Mining	0.4%	10.6%
Construction	6.1%	6.4%
Manufacturing	8.5%	6.2%
Wholesale Trade	2.4%	2.4%
Retail Trade	9.3%	10.0%
Transportation/Utilities	6.7%	6.3%
Information	4.0%	1.0%
Finance/Insurance/Real Estate	5.3%	3.4%
Services	52.9%	46.1%
Public Administration	3.9%	7.5%



THE MIDDLE GROUND ADVANTAGE

Optimal Drive Times to
California's Largest Population
Centers and Commercial Markets



Lancaster | **45 MILES**

Bakersfield | **50 MILES**

Los Angeles | **65 MILES**

5 Traffic count:
73,000 CPD

RIDGE ROUTE @
PINE CANYON

138

QUAIL LAKE RD

COPOCO AVE

QUAIL CANYON
MOTORCROSS
TRACK



PYRAMID LAKE
RV RESORT

5

SMOKEY
BEAR CSC

LOS ALAMOS
CAMPGROUND

ALL ROADS LEAD HERE

Superior Transportation
Infrastructure with Multiple
Interstate 5 Access Points and
Comprehensive On-Site Fire Roads



GORMAN VALLEY

CROSSROADS

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