

LAND FOR SALE

±0.23 ACRES OF LEVEL LAND IN CALIFORNIA CITY

8025 Fernwood Ave, California City, CA 93505



Sale Price

\$21,500

PROPERTY HIGHLIGHTS

- ±0.23 Acres of Level Land | Secure Location
- 120' Wide By 85' Deep (10,019 SF) | Easy Access
- Seller Carry Financing Available w/ 10% Down!
- Private Setting Minutes Away From Central Park
- Paved Road Frontage Access from North & West
- Quick Access from Neuralia Rd & California City Blvd
- North and South Bound Freeways Nearby
- Close Proximity to California City Airport

OFFERING SUMMARY

Available SF:	±10,019 SF
Lot Size:	0.23 Acres
Price / SF:	\$2.15
Zoning:	R1: Residential
Market:	Bakersfield
Submarket:	NE Outlying Kern County
Cross Streets:	Fernwood Ave & Neuralia Ave
APN:	203-062-16-00-8

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

LAND FOR SALE

±0.23 ACRES OF LEVEL LAND IN CALIFORNIA CITY

8025 Fernwood Ave, California City, CA 93505



PROPERTY DESCRIPTION

Stunning 0.23 acre (10,019 SF) infill lot located in central California City near many existing businesses & developments. This property features paved road frontage from the south and west, the electric pole is on the north corner of the property, & the water is at the street. Easy access from California City Blvd within 8 miles of Highway 14. Just minutes to Mojave, 28 miles to Tehachapi, 30 miles to Golden Hills, & 40 miles to Lancaster. Seller will carry loan at reasonable terms with only 10% down!

LOCATION DESCRIPTION

The property is located north of Fernwood Ave, east of Neuralia Rd, south of Eucalyptus Ave and west of 83rd St. With perfect access to California City Blvd it offers beautiful views as well as a secure and private location. California City is a city located in northern Antelope Valley in Kern County, California, United States. It is 100 miles north of the city of Los Angeles, and the population was 14,973 at the 2020 census. Covering 203.63 square miles, California City has the third-largest land area of any city in the state of California, and is the largest city by land area in California that is not a county seat.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

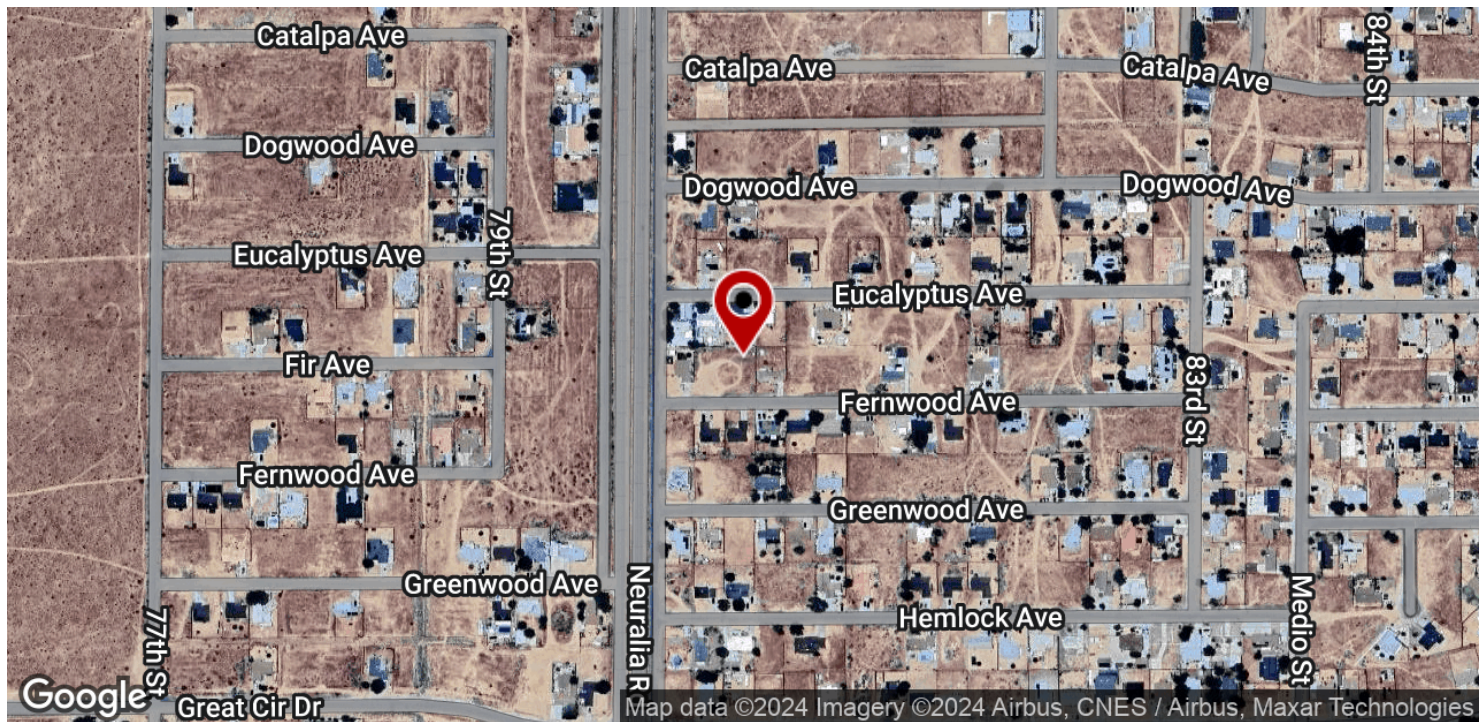
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

LAND FOR SALE

±0.23 ACRES OF LEVEL LAND IN CALIFORNIA CITY

8025 Fernwood Ave, California City, CA 93505



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS

Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND

Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

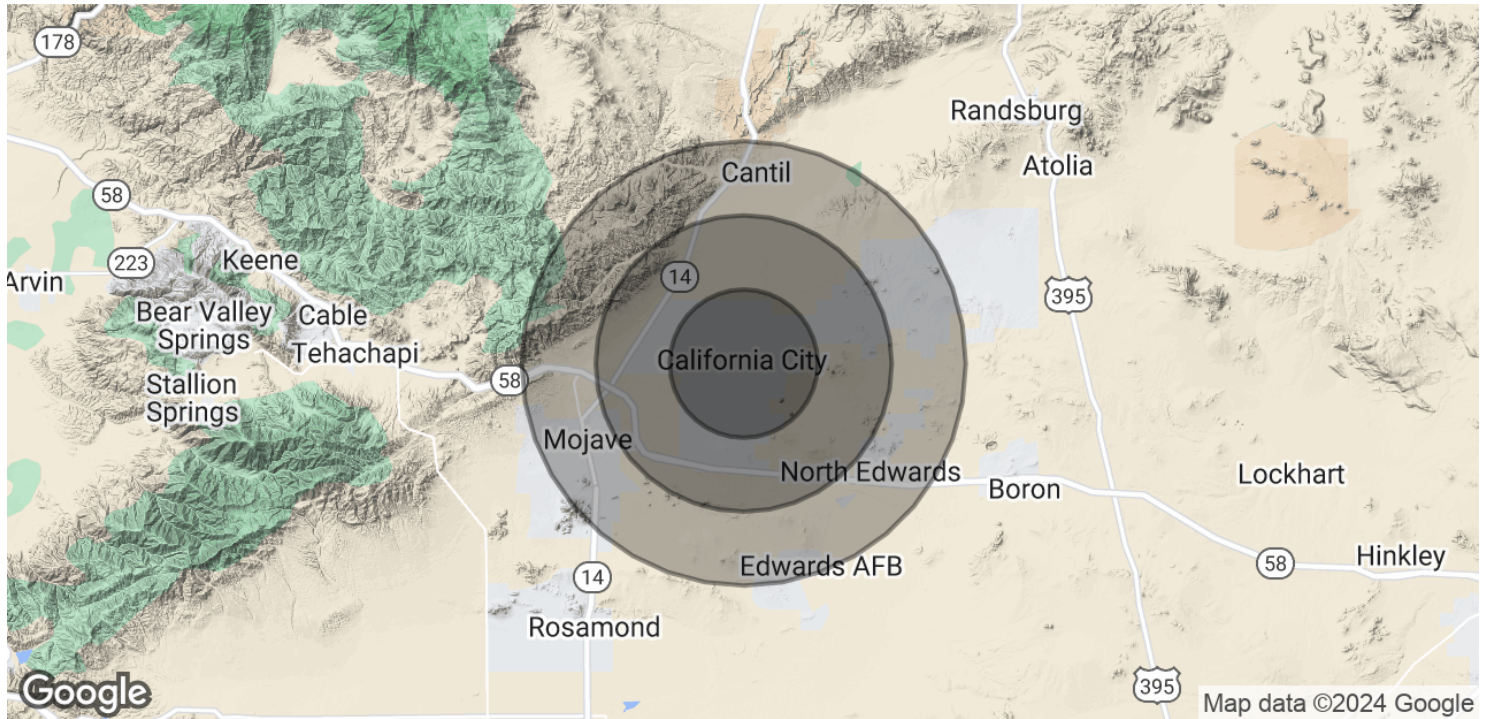
KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**

LAND FOR SALE

±0.23 ACRES OF LEVEL LAND IN CALIFORNIA CITY

8025 Fernwood Ave, California City, CA 93505



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	11,101	13,341	20,636
Average Age	34.3	34.7	33.9
Average Age (Male)	35.2	35.3	34.9
Average Age (Female)	34.2	36.5	35.6

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,549	5,443	8,400
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$57,266	\$54,989	\$52,835
Average House Value	\$157,803	\$151,959	\$131,237

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	31.4%	32.8%	32.8%

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS
Executive Vice President
O: 559.705.1000
C: 559.705.1000
jared@centralcacommercial.com
CA #01945284

KEVIN LAND
Executive Managing Director
O: 559.705.1000
kevin@centralcacommercial.com
CA #01516541

KW COMMERCIAL
7520 N. Palm Ave #102
Fresno, CA 93711

Each Office Independently Owned and Operated CentralCaCommercial.com