



KOREK LAND COMPANY, INC.

**\$165,000 PRICE
REDUCTION!**

**41± ACRES – LIGHT INDUSTRIAL
TEHACHAPI AREA - COUNTY OF KERN**

***HIGHWAY
VISIBILITY!***

LOCATION: Tehachapi Willow Springs Road between Highway 58 and E. Tehachapi Blvd in the Tehachapi area of Kern County 93561. Highway 58 is a major east/west transportation route for travelers and commerce connecting I-5 in Bakersfield to I-15 in Barstow and beyond! The subject is located less than 1-mile from the Tehachapi Blvd / Highway 58 on/off ramps and 3-miles east of downtown Tehachapi.

APN/SIZE: 223-360-40 = 10.34± acres 223-360-41 = 10.42± acres 223-360-42 = 10.34± acres 223-360-43 = 10.42± acres
TOTAL = 41.52± ACRES

ZONING: M-1 PD (Light Industrial). The purpose of the Light Industrial district is to designate areas for wholesale commercial, storage, trucking, assembly-type manufacturing, and other similar industrial uses. [Zoning link](#)

LAND USE: 7.1 (Light Industrial) [Land Use link](#)

BUYER TO VERIFY ZONING AND LAND USE FOR BUYER'S INTENDED USE.

TOPO: Basically flat with over 1,260' of Highway 58 frontage/visibility. Highway 58 Traffic Counts are over 48,000.

UTILITIES: Buyer to determine availability and capacity of all utilities.

MISC: The City of Tehachapi sits at an elevation of 4,000 feet in the Tehachapi Mountains. The City's strong economic conditions, the easy access to large markets, as well as the refreshing lifestyle, make Tehachapi a prime location for new and expanding businesses. [Community Profile link](#)

PRICE: **REDUCED TO \$750,000!** Asking ~~\$915,000~~ (only \$22,000/acre).

CONTACT: Deanne Boublis - CalDRE #00970999 at deanne.boublis@korekland.com or (661) 755-5420 for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.