



KOREK LAND COMPANY, INC.



147 TENTATIVELY MAPPED LOTS
CITY OF RIDGECREST

LOCATION: On Springer Avenue, one parcel west of College Heights Blvd in the prestigious area of College Heights in the City of Ridgecrest, CA 93555. From downtown Ridgecrest, go south on S China Lake Blvd then turn left on College Heights Blvd; in about .85 miles, turn right on Springer Avenue (unpaved). Subject will be on your right in ~615 feet.

APN's/SIZE: 509-020-14 = 2.52± acres 509-020-15 = 2.52± acres 509-020-16 = 5.04± acres
509-020-19 = 40.37± acres **TOTAL 50.45± acres**

TOPO: Basically flat.

ZONE: E-3 = Estate Residential 7,500 SF minimum lot. **GENERAL PLAN:** Residential Estate. Subject is approved as [TTM 6814](#) for 147 single family residential units and 1 sump lot. [TTM Conditions of Approval](#). Map has been extended to November 2021. **BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Water – Indian Wells Valley Water District; Sewer – City of Ridgecrest Sanitation District; Gas – Southern California Gas Company; Electric – Southern California Edison Company.

AREA: Ridgecrest is home to the China Lakes Naval Weapons Station, which is reported to be the new center for all naval weaponry to be developed by the United States, and the renowned Ridgecrest Regional Hospital. A new WalMart Supercenter recently opened on Bowman Avenue, just east of China Lake Blvd, less than 2-miles northeast of the subject. Nearby, College Heights Estates and Maravilla are two new home subdivision currently under construction.

PRICE: Asking \$325,000 - only \$2,210/lot!

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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.