



KOREK LAND COMPANY, INC.

APPROVED SPECIFIC PLAN!

1,770± ACRES
CITY OF TEHACHAPI / KERN COUNTY, CA

LOCATION: Known as **Capital Hills Ranch**, this property sits north of Highway 58, east of Capital Hills Parkway with approximately 828 acres being located within the City of Tehachapi and the remaining acreage being located within the City's Sphere of Influence, under the jurisdiction of the County of Kern, CA 93561. Access the property from Highway 58 at the Mill Street exit. Additional access will be from the planned exit at Dennison Road off of Highway 58.

AREA: West of the subject is the Capital Hills Business Park consisting of commercial, lodging, restaurants and the newly built Adventist Health Tehachapi Valley hospital with helipad. The Tehachapi Municipal Airport, the Tehachapi Depot Railroad Museum and the Tehachapi Event Center and Rodeo Grounds are just south of Highway 58. Downtown Tehachapi is ~1.25-miles to the south. About 10 miles west of the City, in the Cummings Valley area of the Tehachapi Mountains (a designated AVA (American Viticultural Area)), are several Award-Winning wineries.

APN's/SIZE: Seven parcels totaling 1,769.59± acres. See [Exhibit "A"](#) for details.

TOPO: Varies – flat grasslands to rolling foothills with elevations ranging from 4,000 to 4,600 feet.

ZONING: Existing zoning is A (Agriculture). Portions of the property are in the City of Tehachapi's [Capital Hills Specific Plan \(Revised\)](#) ("CHSP"). The CHSP aligns with the land use designations from the 2012 General Plan update and rely on the EIR and CEQA guidelines of the 2012 General Plan update. Accordingly, no additional environmental review is required if development aligns with the General Plan. Land outside of the CHSP could be used for mitigation, conservation, gentleman's ranch, movie ranch and more!!

SPECIFIC PLAN: The CHSP was passed and adopted in January 2019. The plan allows for over 2,000 Residential Units (Suburban, Urban and Mixed Residential – 3,200 to 7,500 SF lots); 383,000± SF Commercial/Office (General Commercial and Highway Commercial); 106± acres for Parks and Open Space; and 17.8± acres for Civic Space (schools, government buildings and cultural venues). The CHSP aims to provide a thriving community and to ensure adequate park space, open space and recreational facilities. **BUYER TO VERIFY THAT ZONING. LAND USE/SPECIFIC PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: Water, sewer and utilities are in. **OVER \$8 MILLION** has been invested in project infrastructure! **BUYER TO DETERMINE AVAILABILITY AND CAPACITY OF ALL UTILITIES.**

POTENTIAL: Unique opportunity strategically located between the Cities of Bakersfield, Mojave and Lancaster, and west of Edwards Airforce Base, this is a prime up-and-coming location for future development.

MISC: Seller currently leases the property to a cattle rancher to assist with carrying costs and maintenance. Subject provides an incredible backdrop for filming which could also assist in a buyer's carrying costs.

PRICE: Asking \$11,500,000. Seller is motivated and looking for offers noncontingent on entitlements.

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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.

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