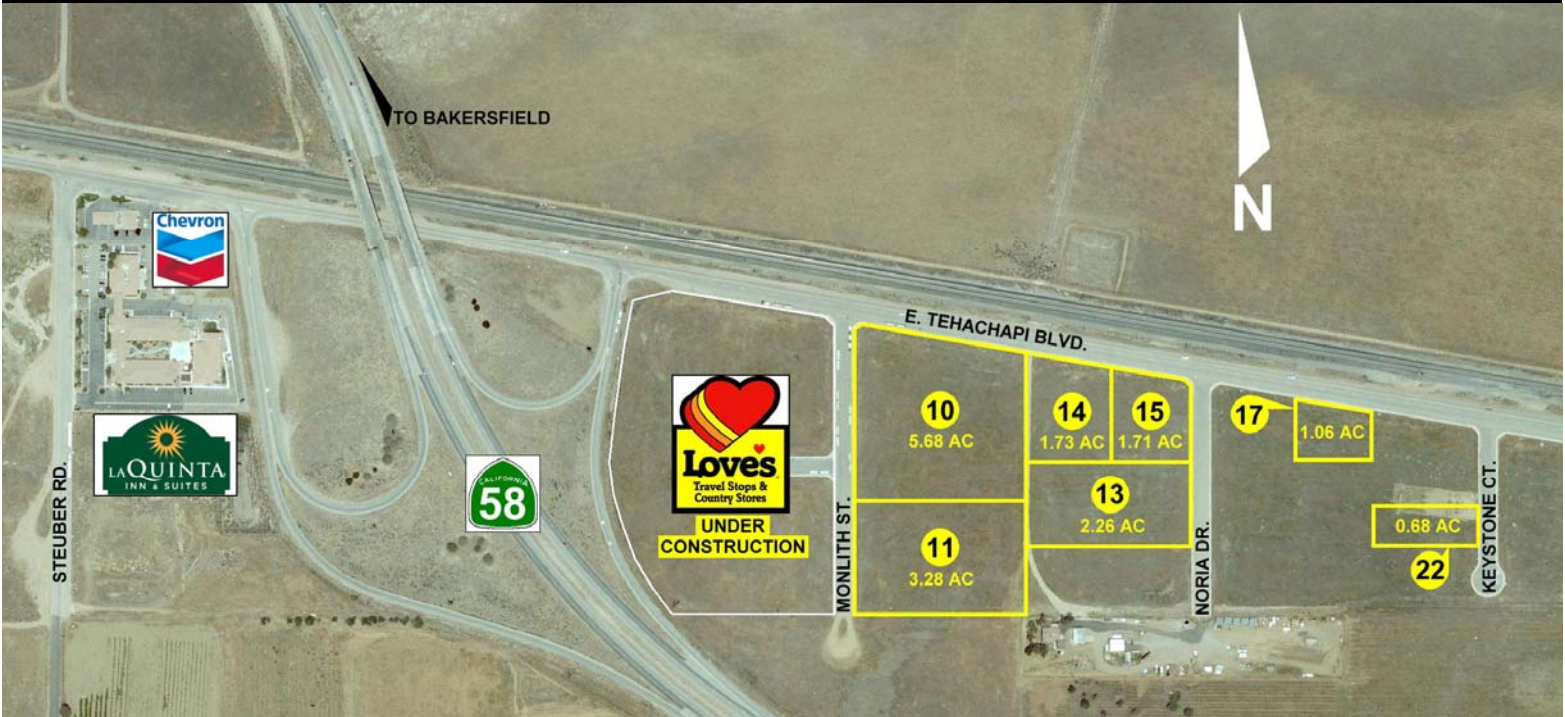




# Tehachapi, California

## 16.40 Acres Highway Commercial - **AVAILABLE**

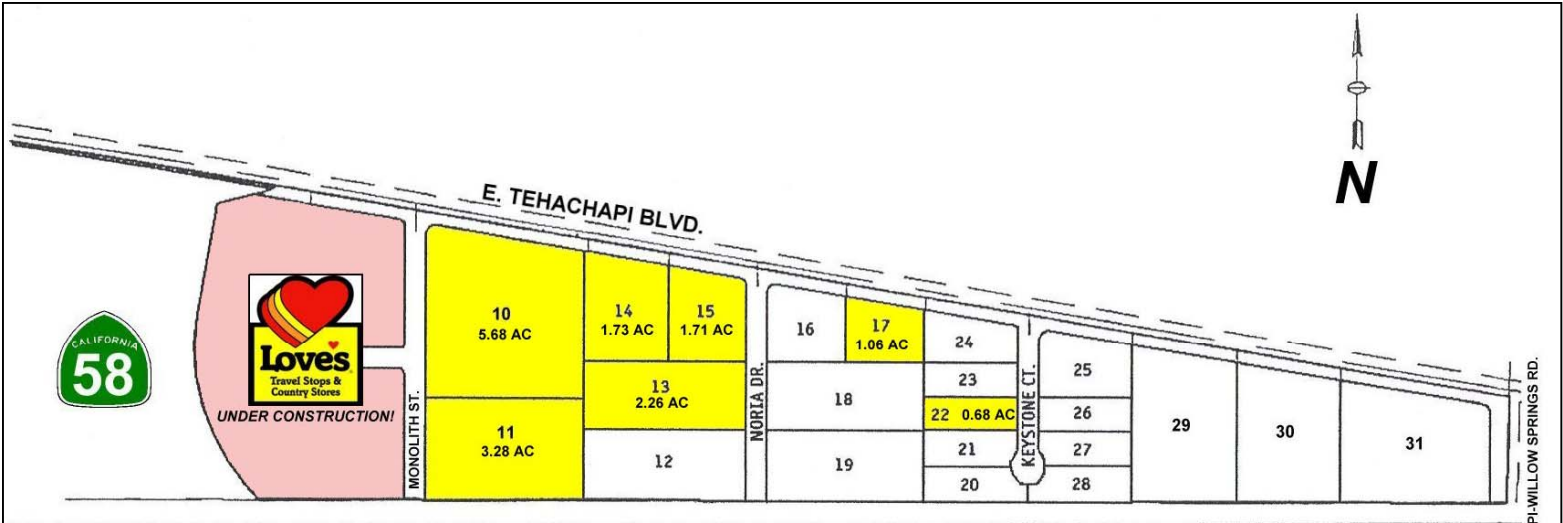


### PROPERTY FEATURES

- 16.40 Acres Commercial, comprised of **7 finished lots**, in the Summit commercial subdivision.
- Easy on-off access to State Highway 58 with freeway visibility and frontage.
- Car Annual Average Daily Traffic of 20,900\*.
- Truck Annual Average Daily Traffic of 6,653\*.
- Zoned for Highway Commercial and Light Industrial; permitted uses include, but are not limited to:
  - ~ Restaurant
  - ~ Hotel/Motel
  - ~ Gas Station
  - ~ Commercial Storage
  - ~ Self-contained Manufacturing
- All utilities available and infrastructure is complete.
- Seven (7) Lots owned, ranging in size from 0.68 AC to 5.68 AC (**PLEASE E-MAIL FOR LOT AVAILABILITY AND CURRENT PRICE LIST**).
- Located in the growing community of Tehachapi, CA, across the freeway from a La Quinta Inn and a Love's Travel Stop is being built on Lots 1 to 9 of the subdivision.
- 1,500 Residential Lots are currently under development within the City Limits.

\* Per California Dept. of Transportation, 2008 data





PARCELS OWNED

**Lot 10:** 223-480-10 = 5.68 AC    **Lot 15:** 223-490-04 = 1.71 AC  
**Lot 11:** 223-480-11 = 3.28 AC    **Lot 17:** 223-490-06 = 1.06 AC  
**Lot 13:** 223-490-02 = 2.26 AC    **Lot 22:** 223-490-11 = 0.68 AC  
**Lot 14:** 223-490-03 = 1.73 AC

