OFFERING MEMORANDUM

7 QUAIL LAKE RD COMMERCIAL LAND

37.26 Acres of Commercial Land with On-Ramps/Off-Ramps to Interstate 5 & State Route 138 in Gorman, California, with Seller Financing Available



GORMAN, CA 93536

Kidder Mathews

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EXECUTIVE SUMMARY

Section 01

COMMERCIAL LAND OFFERING NEAR INTERSTATE 5

We are pleased to present a unique opportunity consisting of 37.26 acres on primarily flat commercial land along the 5 Freeway at the intersection of Highway 138. With 3 freeway off-ramps/on-ramps directly onto the property, the property, which has already paved roads, is well-positioned for a developer to take advantage of the 250,000+ vehicles per day traveling along one of the busiest freeways in the world that provides access to Los Angeles ports, Central Valley agricultural businesses, San Francisco tech hubs, and the entire West Coast.

Ownership has a land use survey completed by David Evans and Associates, Inc. which can be made available for qualified buyers. Potential uses include hotels/motels, drive-through services, utility-scale solar energy, along with a myriad of other options, which the Buyer shall rely on their own due diligence and investigations to confirm in full.

With nearby future developments including the fully entitled 12,000+ acre Centennial at Tejon Ranch Master Planned Community approximately 3 miles away, which include 19,000+ homes and 10M+ square feet of retail/public/business park/office space/civic development, the next owner of these parcels may be well positioned for significant growth over the coming years. Also nearby is Pyramid Lake only 5 miles to the south, and the Tejon Ranch Commerce Center just 8 miles to the north.

Seller financing available for qualified buyers!

Contact the listing team today for additional information regarding this unique opportunity.



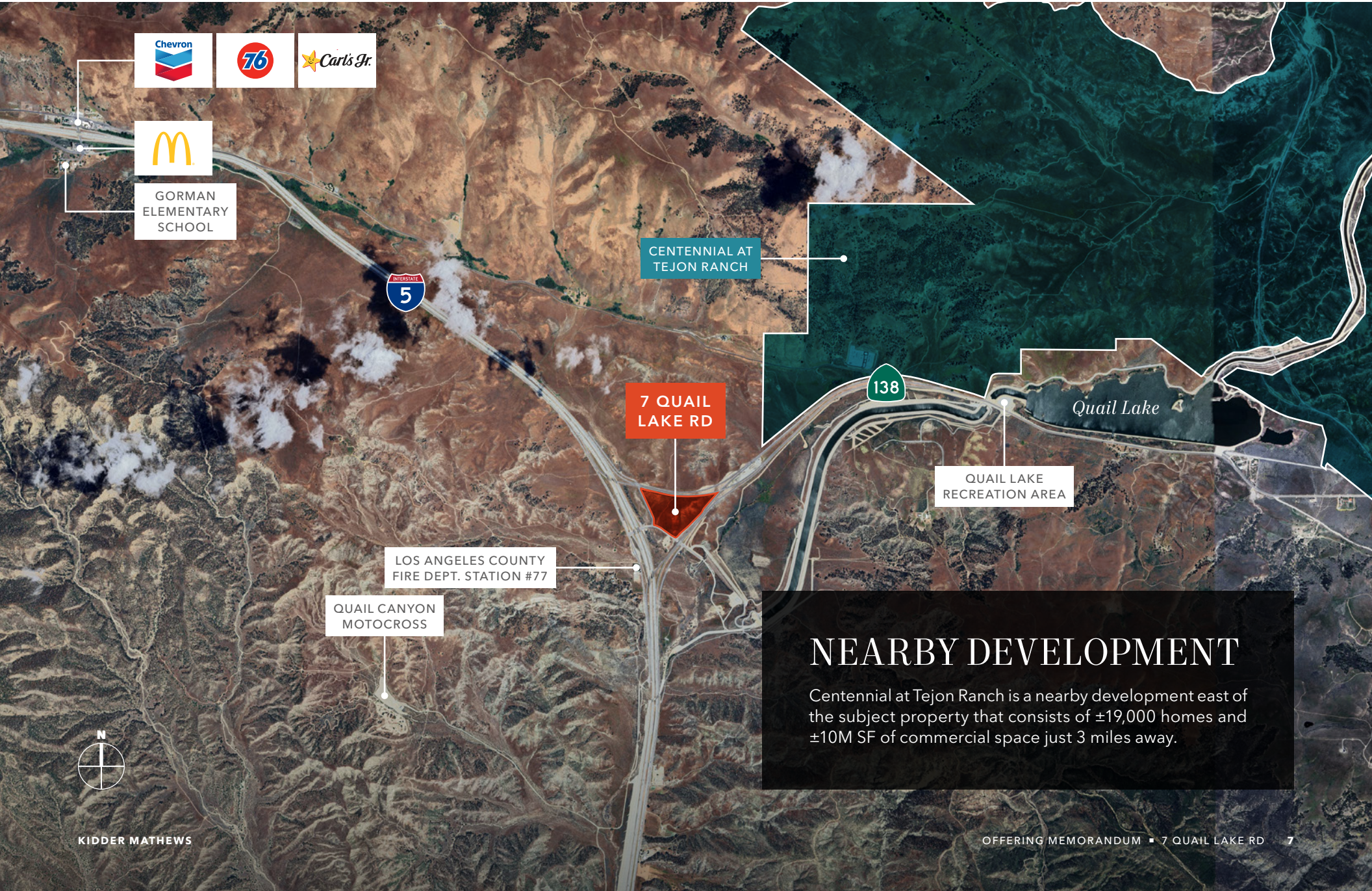
Address	7 Quail Lake Rd, Gorman, CA 93536
APN	3252-011-022
Land SF	1,623,320 SF
Land AC	37.26 AC
Land Use	David Evans and Associates, Inc. land use survey available
Reports Available	Current zoning and land use, Phase I environmental report, geotechnical survey, utility services, and more
List Price	**$2,995,000**

PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW





NEARBY DEVELOPMENT

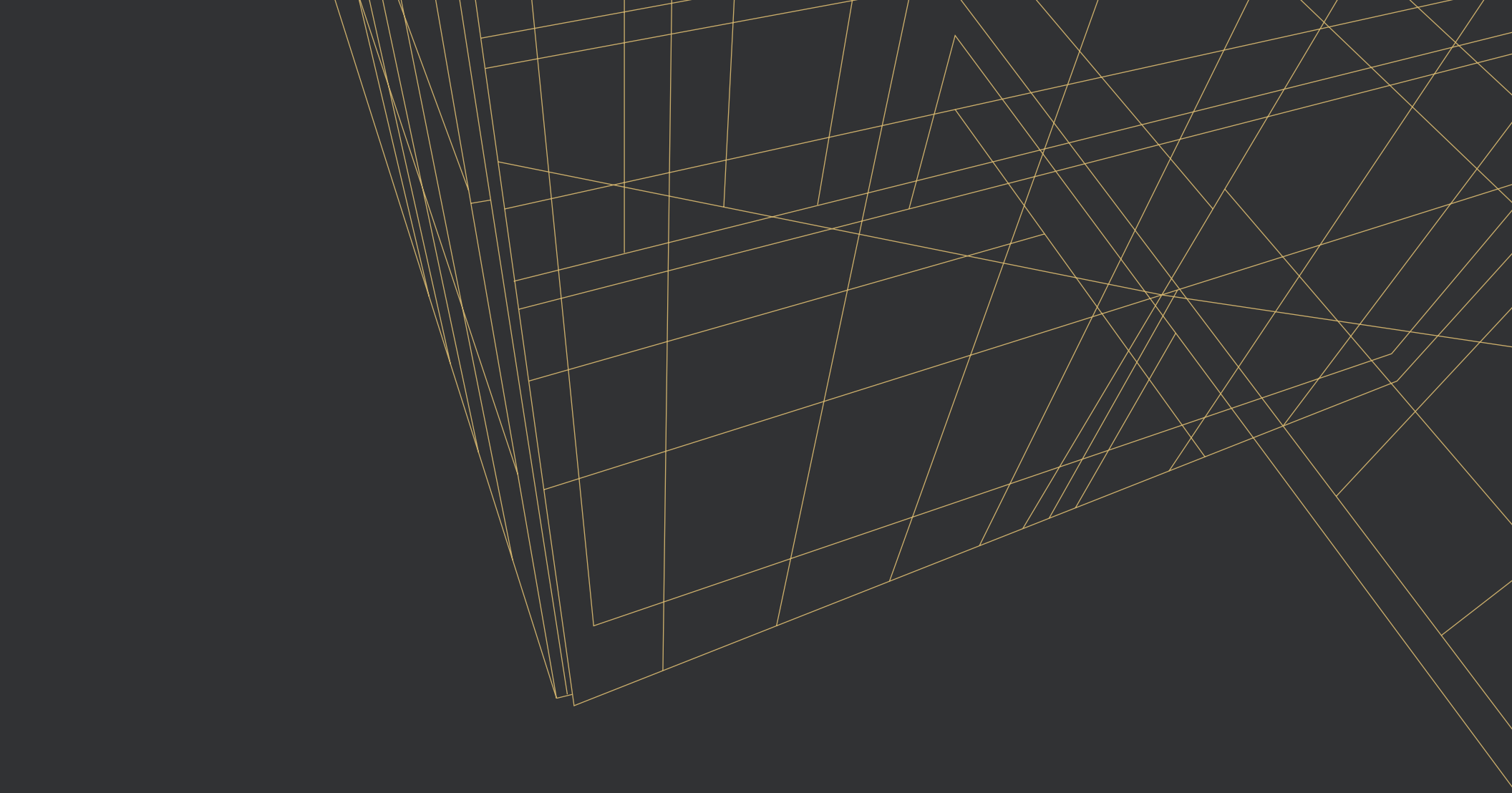
Centennial at Tejon Ranch is a nearby development east of the subject property that consists of ±19,000 homes and ±10M SF of commercial space just 3 miles away.


QUAIL LAKE RD


ZENOBIA RD
QUAIL LAKE RD


138
QUAIL LAKE RD


LAS VEGAS, NV
5 Hr 20 Min | 303.3 Miles
BAKERSFIELD, CA
1 Hr 10 Min | 50.8 Miles
7 QUAIL LAKE RD
LOS ANGELES, CA
1 Hr 30 Min | 67.1 Miles
Fresno
Reedley
Sequoia National Park
Lone Pine
Death Valley National Park
Indian Springs
Crystal
Moapa Valley
Lemoore
Hanford
Visalia
Tulare
Corcoran
Porterville
Olancha
Sequoia National Forest
Shoshone
Tecopa
Sandy Valley
Delano
Searles Valley
Ridgecrest
Primm
Fort Irwin
Baker
Mojave National Preserve
California City
Mojave
Edwards AFB
Barstow
Laughlin
Fort Mohave
Needles
Golden Shores
Lancaster
Palmdale
Victorville
Hesperia
Solvang
Santa Barbara
Santa Clarita
Angeles National Forest
Ventura
Oxnard
Thousand Oaks
Channel Islands National Park
San Bernardino National Forest
Sheephole Valley Wilderness
Desert Hills
Lake Havasu City
Big River
Parker
Joshua Tree National Park
Ralm Springs
Long Beach
Newport Beach
Murrieta
Temecula
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