





Exceptional Potential in a Developing Area!

Mojave, California 93501

Unique 2.90-acre parcel in Mojave offering excellent accessibility, just minutes from both CA-14 and CA-58. Adjacent to the new Sanborn 2.0 Solar Project and within walking distance to shopping and services, this well-located parcel is just over a mile from the Mojave Spaceport and the surrounding industrial area, providing significant development potential. Currently zoned R-1, the site borders an M-2 zone and may have potential for rezoning or a Conditional Use Permit (CUP). Prospective buyers should consult directly with the Kern County Planning & Natural Resources Department to confirm allowable uses. A home once stood on the property but was removed many years ago; remnants of the old foundation and some surface debris remain. The current owner has no firsthand knowledge of the property, which is being sold AS-IS. Attractive financing terms are available, making this an excellent opportunity for those with vision looking to develop in a promising location. ***Seller is willing to carry a loan with as little as 10-25% down and amortize the balance over 15-25 years for a term of 5-7 years at a rate of (i.) 6%, or (ii.) 2% LESS THAN the current WSJ Prime Rate. OAC.***

*Boundary depictions are approximate and for illustrative purposes only. Buyer to make their own independent investigations regarding Zoning and General Plan Designations, Environmental and Hazard Zones, Access and Development costs, Availability and Costs of Utilities.

2.90 Acres± Zoned R-1 FPS

- **MLS# 26004080**
- **APN# 236-360-23**
- **1800 Victor Avenue, Mojave, CA 93501**
- **$59,000**

Features

Zoning:	R-1 FPS
Lot SqFt:	126,324
Bond Assessment:	None
Electric:	Avail Less < 1000 Ft
Flood Zone:	Buyer to Verify; Yes
Geological Hazard:	Buyer to Verify
Land Use:	Residential
Lot Description:	Irregular
Road Frontage:	Unimproved
Sewer:	None - See Remarks
Survey:	None - See Remarks
Terms:	Cash; Owner Will Carry
Fence:	None
Natural Gas:	None - See Remarks
Improvements:	None - See Remarks
Legal Access:	Buyer to Verify
Lot Size:	2.90 Acres±
Road Surface:	Dirt
Subord/Release:	No Releases; No Subordinate
Topography:	Level
Water:	None - See Remarks

Directions

14 Fwy north to the 58, east to Myers Rd, South to Victor Ave and south to subject (GPS 35.040630, -118.164026)

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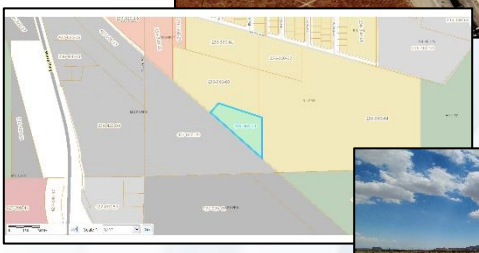
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All measurements are approximate. Prices and availability are subject to change without notice.

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Mojave, Kern County Acreage in The Path Of Progress!

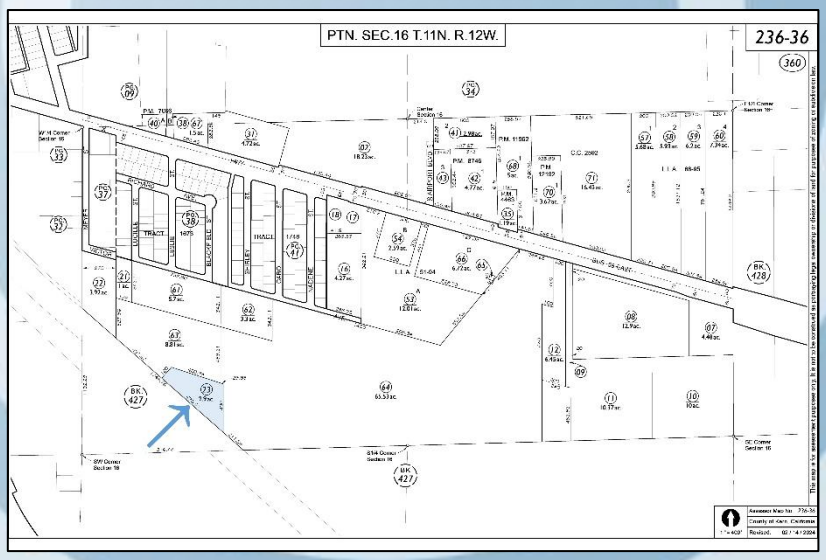








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EQUAL HOUSING OPPORTUNITY

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