

LAND FOR SALE

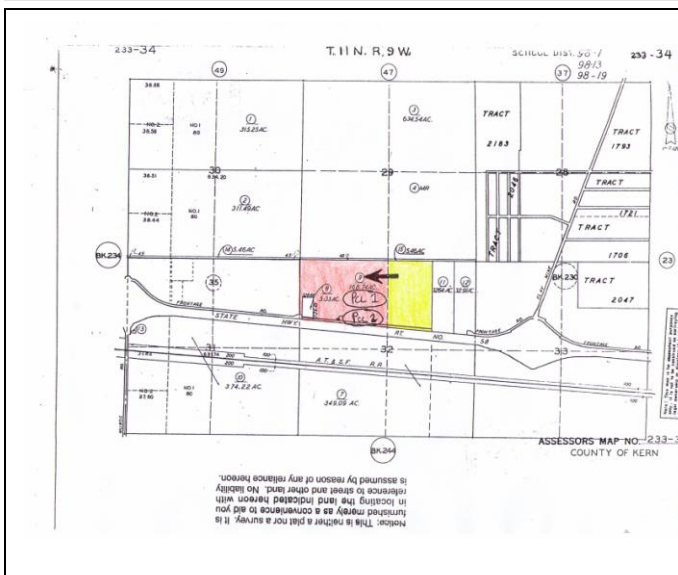
ANTELOPE VALLEY / EAST KERN COUNTY

FRONTAGE ON
CALIFORNIA STATE HIGHWAY 58
AT THE INTERCHANGE WITH THE ROAD INTO THE
NORTH GATE of EDWARDS AIR FORCE BASE

APN 233-340-09 – Parcel A

112 Acres – M-1 PD (Light Industrial Precise Development Combining)

[Kern County Light Industrial \(M-1\) District](#)
[Kern County Precise Development \(PD\) Combining District](#)



The southwest corner of the offered parcel lies at the end of a segment of paved Highway 58 frontage road that runs for one mile eastward from Highway 58's interchange ([Google Map](#)) with Rosamond Boulevard (aka Muroc Road), which runs south from that interchange to the north gate of Edwards Air Force Base, and connects via the foregoing interchange's overpass to proposed Northgate Boulevard, which runs north from that interchange. Castle Butte Road (currently unimproved) runs along the offered parcel's west boundary (about one-quarter mile long).

In connection with development, the foregoing frontage road could be extended further eastward along the south boundary (about one-half mile long).

Southern California Edison Powerline Easements

SCE has two powerline [easements](#) over the offered parcel.

Natural Gas Pipeline Easements

Pacific Gas & Electric, Mojave Pipeline Company and Kern River Gas Transmission Company own [easements](#) over the offered parcel.

Water Supply and Sewage Disposal

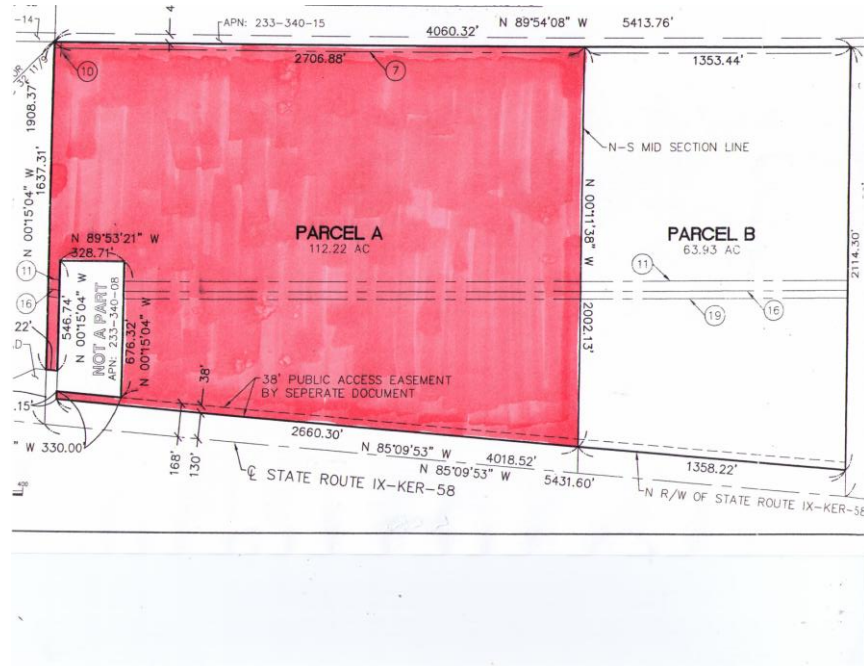
Installing an appropriate water well system and private septic system on the offered parcel will be necessary in order to obtain (1) approval by the Kern County Environmental Health Services Department ("[EHSD](#)") of the method of water supply and sewage disposal, and (2) drinking water supply permits for any public drinking water system from the California Department of Public Health's Drinking Water Program ([DWP](#)).

The north feeder line of the Antelope Valley/East Kern Water Agency ("[AVEK](#)"), a California State Water Project contractor, lies within an east-west strip of land running along the offered parcel's north boundary.

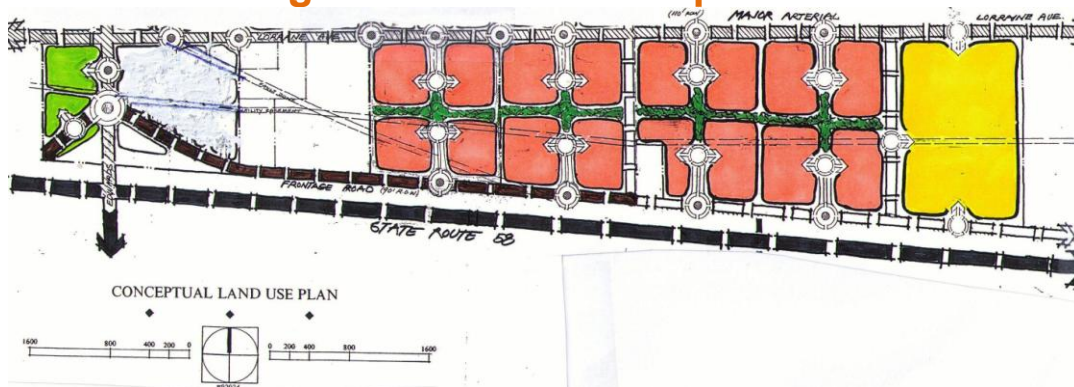
BNSF Railway Company *Edwards [979.1] Rail Yard*

BNSF Railway Company owns three parcels adjacent to its east-west railroad line at its [Edwards](#) rail yard location, approximately one-third mile south and one mile west of the southwest corner of the offered parcel.

This map is for illustrative purposes only



APN 233-340-09 – Parcel A
112.22 Acres – M-1 PD
East ½ of Orange Portion of Conceptual Land Use Plan



This property is brokered by
Marilyn Johnson Prewoznik, Realtor®
(Broker is the owner of the offered property)
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