

CAPITAL HILLS DEVELOPMENT ADOPTED SPECIFIC PLAN – 2019

Capital Hills Parkway at Hwy 58 | Tehachapi (Kern County) CA 93561

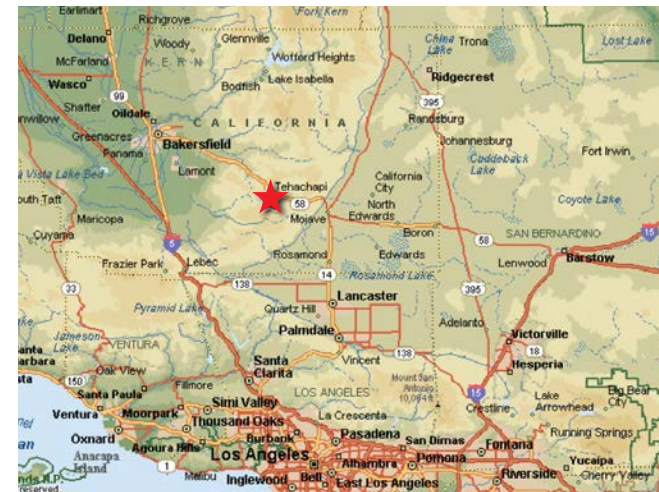


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“ADOPTED SPECIFIC PLAN”
OFFERED AT
\$21,000,000

- Master planned community of Capital Hills within the Tehachapi general plan. Approximately 828 gross acres within the City of Tehachapi.
- Approximately 1 mile of frontage between Capital Hills Parkway and the proposed Denison Interchange.
- Highway 58 major East-West Route, 90 minutes to Los Angeles, 3.5 hours to Las Vegas, 20 minutes to Mojave Air Space Port.
- Close proximity to the new \$95 Million Tehachapi Valley Hospital and the Tehachapi Valley Airport.
- Excellent potential for a master planned residential community, Equestrian community, retirement community, business park, college campus, data center or corporate headquarters.
- Over \$8,000,000 invested in project infrastructure to accommodate the specific plan complete utilities including new frontage road.



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NEWS REPORT:
"Kern Back in
Business:
Tehachapi
growing quickly"



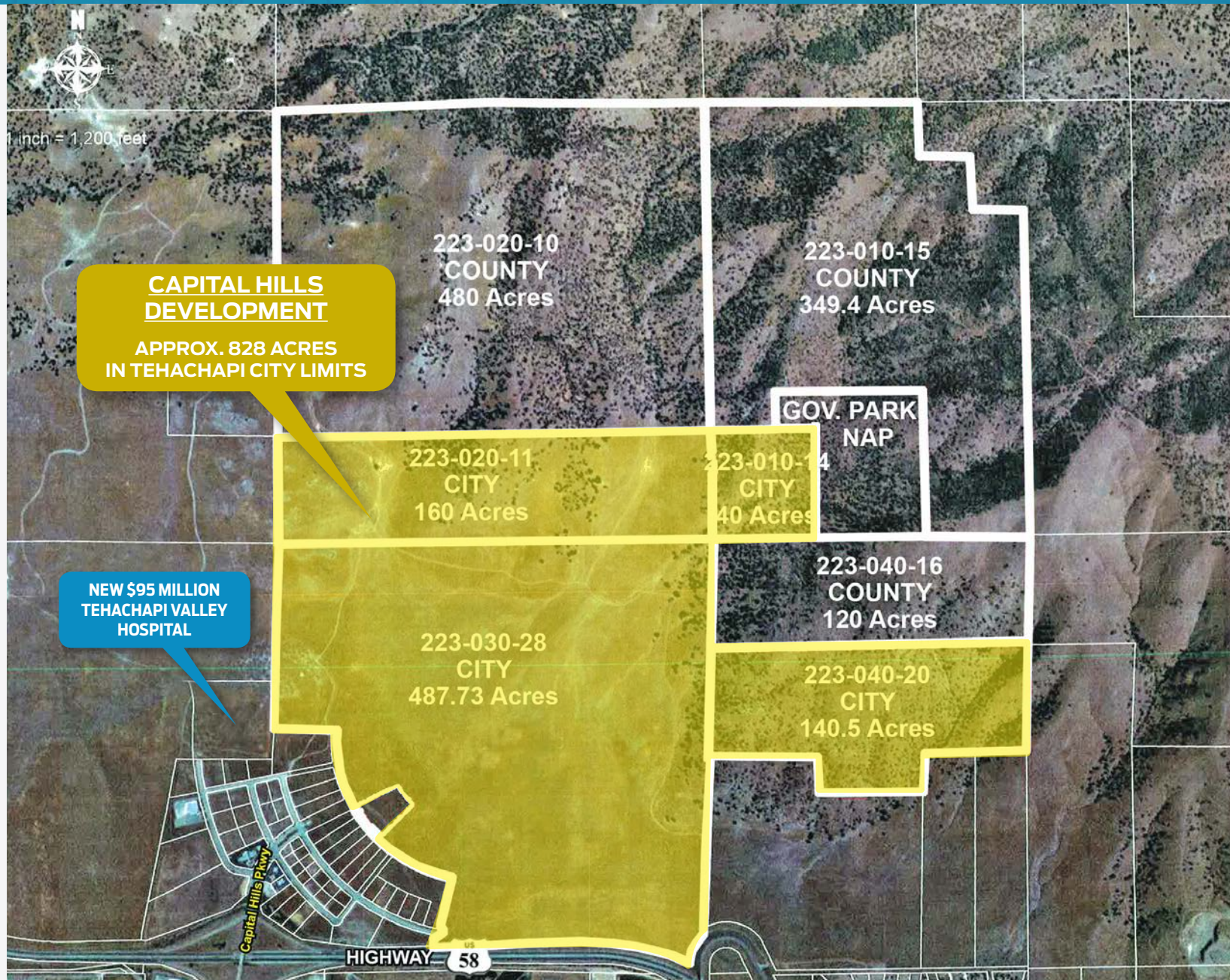
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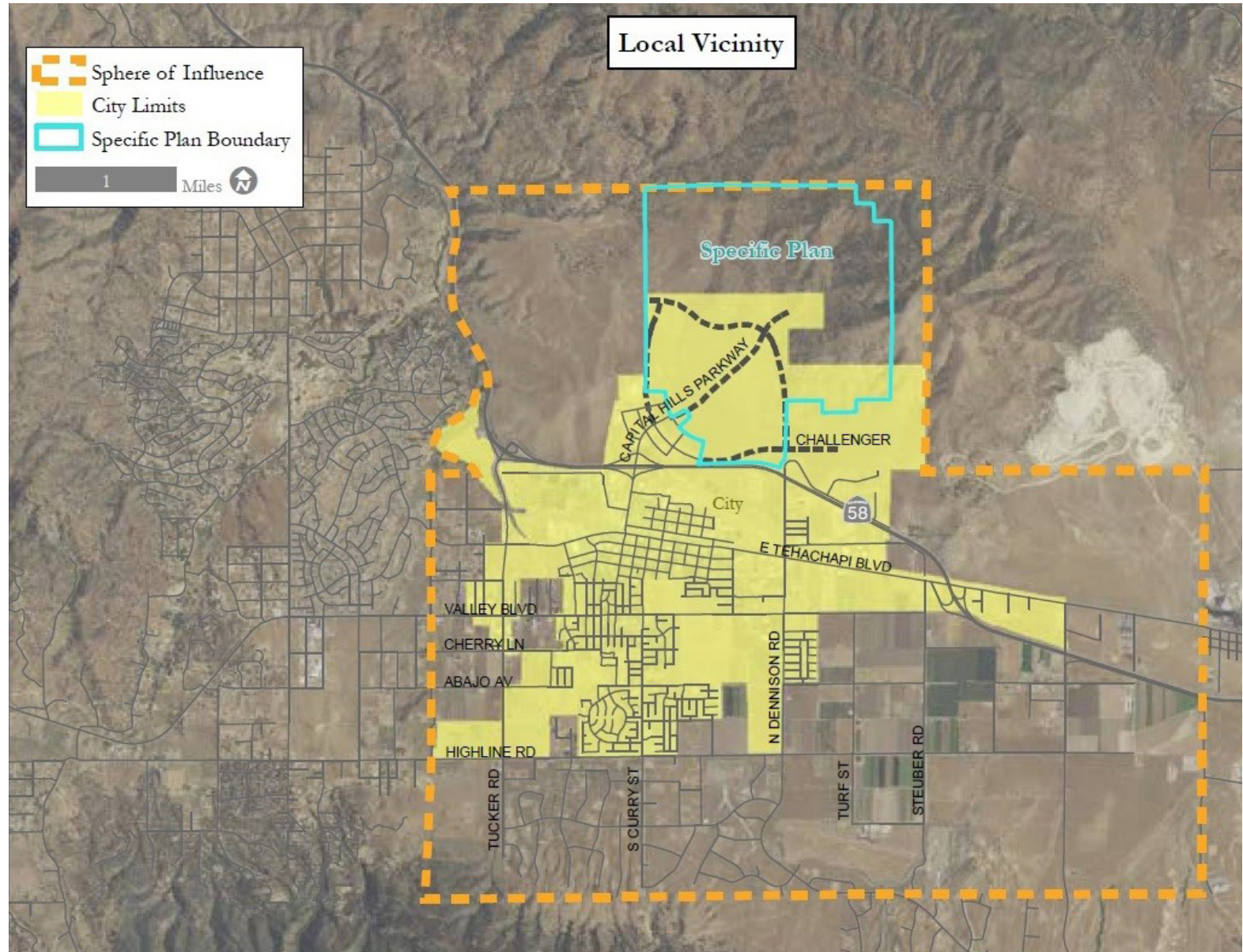
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LOCAL VICINITY MAP

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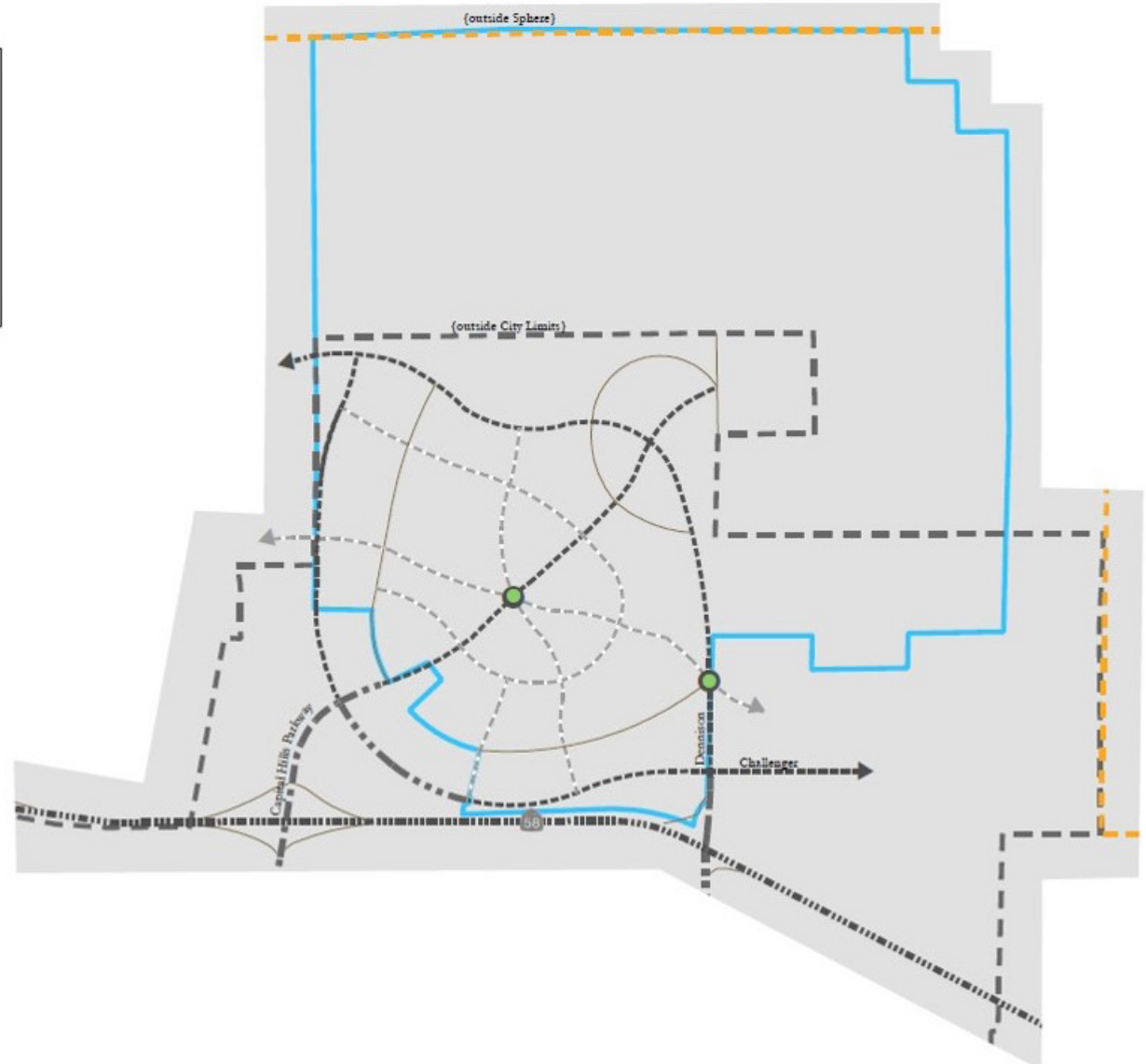
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CIRCULATION NETWORK WITHOUT HIGH SPEED RAIL



1,000 Feet



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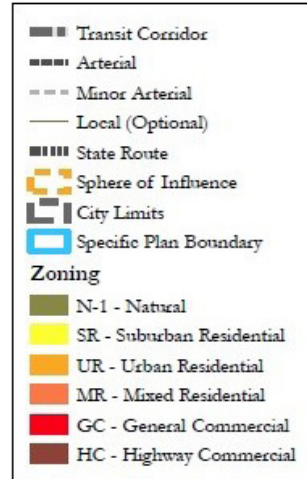
ZONING MAP WITHOUT HIGH SPEED RAIL

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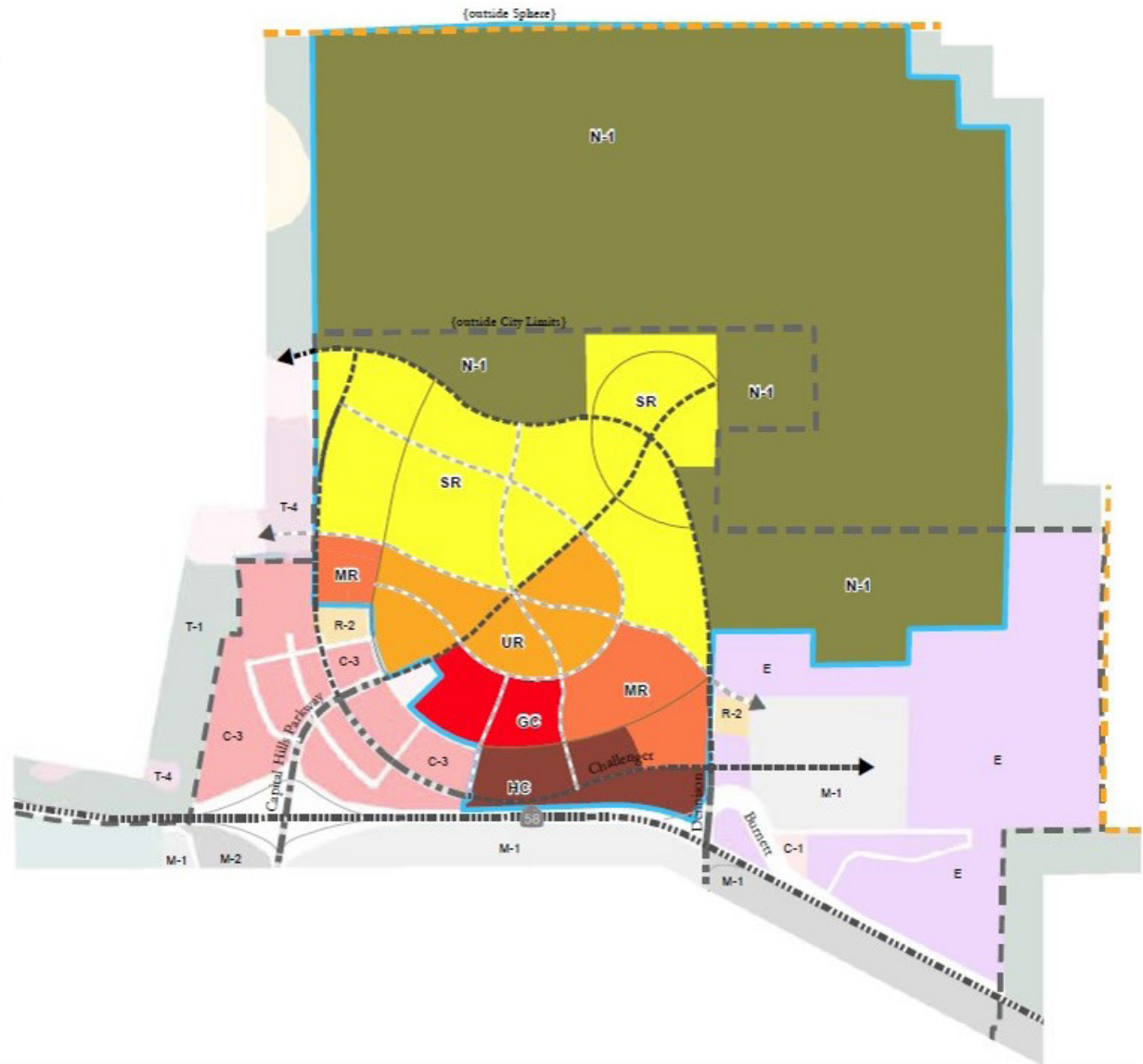
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Kern County Facts

Tehachapi
"Fastest Growing City in Kern County"

Total Personal Income Growth
"No. 1 in California for 10 Years"

10 Year Job Growth
"No. 1 in California"

Economic Recovery
"No. 2 California Metro"

Housing Price Gains Forecast
"No. 3 in California"



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90 MINUTES TO
DOWNTOWN
LOS ANGELES!

Proximity

	distance	travel time*
Local Airport		
City of Tehachapi Public Airport	in town	< 5 min.
Commercial Airport		
Meadows Field/Bakersfield	45 mi.	50 min.
Burbank	112 mi.	1.5 hrs.
Ontario	128 mi.	2.5 hrs.
International Airport		
Los Angeles International	130 mi.	2.5 hrs.
Rail		
Burlington Northern & Union Pacific: Piggy Back Service/Fresno	150 mi.	varies
Piggy Back Service/Los Angeles	120 mi.	varies
Motor Freight		
Interstate 5 North/South interchange	65 mi.	1 hr.
Highway 58 East/West	local	< 5 min.
Highway 14 North/South	20 mi.	30 min.
Highway 99 North/South	45 mi.	45 min.
Highway 40 East/West	86 mi.	1.5 hrs.

*Average



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Demographics

2017 Estimates	5 Miles	10 Miles	15 Miles
Average Household Income:	\$71,033	\$74,834	\$77,183
Projected Population 2021:	19,066	28,957	36,558

2017 Demographics from Sites USA