



PROPERTY DESCRIPTION

The subject property totals approximately 100 acres located on both sides of the westbound on and off ramp along the new "Mojave Bypass" of State Highway 58. Due to open at the end of this year, the Mojave Bypass is a \$76,000,000.00 construction project sponsored by Cal Trans. This interchange is located at the base of "9 Mile Hill" offering excellent visibility from the east for westbound traffic.

Cal Trans has not restricted acces to this off ramp as they have at the Highway 14 interchange further west.

The subject property is currently zoned M-1 County of Kern which allows for highway commercial uses such as truck stops, fast food, gas stations and motels.

PARCELS:

Acre To 100 Acres all or Part

ZONING:

M-1, County of Kern

UTILITIES:

- Sewer: Package Plant
- Power: So. California Edison
- Water: Mojave Public Utility District

PURCHASE PRICE:

Negotiable depending on size

TRAFFIC COUNT:

Highway 58 - 24,800 ADT
Source: CalTrans 2000

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AVAILABLE

State Highway 58 at 9 Mile Offramp • Mojave, Ca

Location Map

