

# 3.24 Acres 2 Lots I-5 Freeway Offramp



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DRE# 01851484





# OFFERING SUMMARY

## Location

### Ralphs Ranch Rd and Gorman School Rd

Corner Lot no. 1  
Gorman CA

## Offering Summary

**2 Lots**

**3.24 acres**

**Price** **\$3,500,000**

2 Lots Size 3.24 acres combined

Lot no. 1 2.19 acres 95,222 SF

Zoning C-RU COMMERCIAL Rural  
APN# 3251-014-016

Lot no. 2 1.05 acres 45,607 SF

Zoning C-RU COMMERCIAL Rural  
APN# 3251-012-019

### Additional Zoning information:

see sites listed below and check with the Los Angeles County

[https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET\\_Public.GIS-NET\\_Public&run=UrlSearch&term=3251012019](https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GIS-NET_Public&run=UrlSearch&term=3251012019)

[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TIT22PLZO\\_DIV3ZO\\_CH22.24RUZO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV3ZO_CH22.24RUZO)





## INVESTMENT HIGHLIGHTS

**Great location to build Fast Food, Strip Center, Recreation related Business or any Business you desire** ● Check with the City/County for your specific use

- I-5 FREEWAY Offramp, Corner Lot
- Parcel no. 1, High visibility from the 5 Fwy. Parcel no. 2 across from well known McDonald's and Elementary School
- Water & Power at 1 parcel and nearby on the 2<sup>nd</sup> parcel
- Tejon Ranch Company wants to build around 35,000 homes single family and multifamily.  
<https://tejonranch.com/tejon-ranch-company-to-start-construction-on-its-first-residential-multi-family-community-terra-vista-at-tejon/>
- Minutes away from, California's second largest off-highway vehicular (OHV) recreation area offers 19,000 acres land and more than 130 miles of scenic trails for Motorcycles, All Terrain Vehicles (ATV), Dune Buggies and 4x4 Recreation Vehicles

**Property for Sale - 2 Parcels 3.24 acres**



## Recent Comps

### Property sold in February 2024

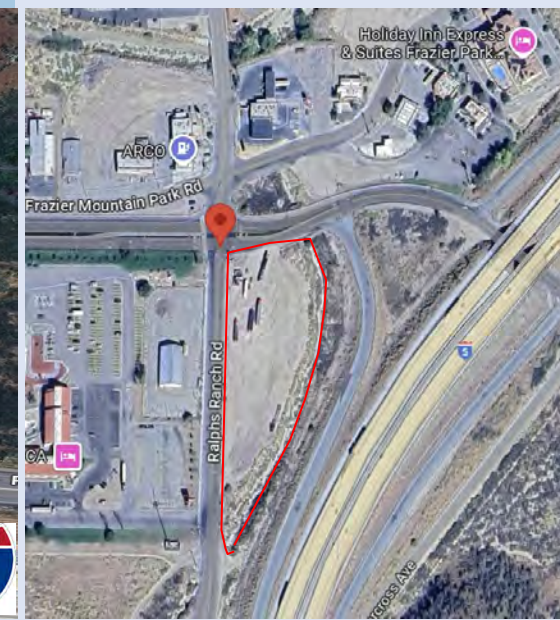
Property sold on Frazier Mountain Park Rd & Ralphs Ranch Rd, Lebec around 3 miles from the subject property

4.67 acres sold for \$4,050,000

Due to terrain and layout of the property, usable area may be considerable less than the actual acres recorded

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

### Property sold in February 2024





## AREA HIGHLIGHTS & DEVELOPMENTS

### Hard Rock Hotel & Casino Tejon

#### Hard Rock Hotel & Casino Tejon Coming fall 2025 to Kern County, CA

Hard Rock Hotel & Casino Tejon is a billion dollar entertainment destination that will bolster Kern County's growing economy and provide numerous benefits to the region. The Hard Rock Tejon will increase tourism, create approximately 5,000 jobs, increase investment and purchasing in the local economy, provide resources and services for Tejon Indian Tribe members, build privately funded infrastructure improvements at no cost to taxpayers, and add new entertainment amenities.

#### Other new projects and developments coming in Gorman, Lubec, Tejan Ranch and surrounding communities

Tejon Ranch Co. (NYSE:TRC) announced plans to move forward with the development of residential communities at its 270,000-acre land holding located approximately 60 miles north of Los Angeles. The company plans to begin construction on Terra Vista at Tejon, a new multifamily apartment community located immediately adjacent to the Outlets at Tejon in the company's Tejon Ranch Commerce Center. The 228-unit first phase of the Terra Vista at Tejon apartment community, which will ultimately have up to 495 units, will consist of studio, one- and two-bedroom apartments.

"This is a significant step for the company as we begin our first residential community," said Tejon Ranch Co. President and CEO, Gregory S. Bielli. "It marks the next stage of a constant progression that will see Tejon Ranch eventually become home to more than 35,000 homes, both single-family and multi-family, for rent and for sale."

Construction will begin in late January, with the first units becoming available in the first half of 2025 and the remaining units in this first phase coming online soon thereafter.

**TEJON RANCH, CALIF.** — Tejon Ranch Co. has signed a joint venture agreement with Dedeaux Properties to develop and lease a 510,500-square-foot, industrial warehouse at Tejon Ranch Commerce Center (TRCC) in Tejon Ranch. TRCC is a mixed-use master-planned community that operates as a logistics hub serving all of California and the western United States. The facility will be located on 25 acres just east of Interstate 5. The Class A warehouse will offer Class A divisible cross-dock space with 185-foot truck courts and 36-foot clear heights. Mac Hewett, Mike McCrary and Brent Weirick of JLL will serve as listing agents for the industrial facility.

As master developer of TRCC, Tejon has realized 8.2 million square feet of industrial development with an additional 11.1 million square feet of entitled property remaining. TRCC also has 674,000 square feet of existing commercial development, including the Outlets at Tejon. Tejon Ranch Co.'s first residential offering, the 228-unit first phase of Terra Vista at Tejon, a 495-unit apartment community, will open in spring 2025.

<https://rebusinessonline.com/dedeaux-properties-to-develop-510500-sf-warehouse-at-trcc-in-tejon-ranch-california/>





# AERIAL OVERVIEW



**Gorman Elementary School**

**Gorman  
Elementary  
School**

**COMMERCIAL**

**Zoned C-RU**

**Gorman**

**Parcel 1 of 2  
2.19 acres**

**2 Parcels combined  
3.24 acres**

**Ralphs Ranch Rd**

**Gorman School Rd**



# AREA OVERVIEW

## Gorman, Lubac, Tejon Pass, Hungry Valley

**Gorman** is an unincorporated community in northwestern Los Angeles County, California, United States. It is located in Peace Valley south of the Tejon Pass, which links Southern California with the San Joaquin Valley and Northern California. Due to this location, the area has served as a historic travel stop dating back to the indigenous peoples of California. Tens of thousands of motorists travel through Gorman daily on the Golden State Freeway (Interstate 5) since the highway's completion in the mid-20th Century.

**Peace Valley** is a valley in the northwestern corner of Los Angeles County, California, running northeast–southeast along the San Andreas Fault and a section of Interstate 5 near Tejon Pass. The unincorporated community of Gorman is located within the valley.

The **Tejon Pass** /teɪˈhoʊn, təˈhoʊn, ˈteɪ.hoʊn/, previously known as **Portezuelo de Cortes**, **Portezuela de Castac**, and **Fort Tejon Pass** is a mountain pass between the southwest end of the Tehachapi Mountains and northeastern San Emigdio Mountains, linking Southern California north to the Central Valley. Both the pass and the grade north of it to the Central Valley are commonly referred to as "the Grapevine". It has been traversed by major roads such as the El Camino Viejo, the Stockton – Los Angeles Road, the Ridge Route, U.S. Route 99, and now Interstate 5.

### Tejon Ranch Co to star construction on its first residential - multi-family community, Terra Vista at Tejon.

Tejon Ranch Co. President and CEO, Gregory S. Bielli. "It marks the next stage of a constant progression that will see Tejon Ranch eventually become home to more than 35,000 homes, both single-family and multi-family, for rent and for sale." The 228-unit first phase of the Terra Vista at Tejon apartment community, which will ultimately have up to 495 units, consists of studio, one, and two-bedroom apartment homes. The new community will be a convenient housing option for the thousands of employees working within TRCC and the surrounding area, as well as residents in south Bakersfield, the southern portion of Kern County, and the adjacent Mountain Communities.

For additional information: <https://tejonranch.com/tejon-ranch-company-to-start-construction-on-its-first-residential-multi-family-community-terra-vista-at-tejon/>

**Hungry Valley** is a valley located along the northern border of Los Angeles and Ventura counties, about 2 mi (3.2 km) southwest of Gorman, California. The valley is notable for being a popular destination for off-road vehicle enthusiasts across California.

This off-highway area, California's second largest off-highway vehicular (OHV) recreation area, has hills and valleys, grassland, coastal sage scrub and oak woodland. Located in Gorman, 60 miles north of Los Angeles and 55 miles south of Bakersfield.

The park is a motorcycle, four-wheel drive, and all-terrain vehicle use area. There are about 130 miles of marked trails for all levels of OHV operators and hikers, from flat and level trails to steep and narrow. Also, over 150 miles of National Forest off-road routes available.

The **Hungry Valley State Vehicular Recreation Area** is an off-road vehicle recreation area administered by the California Department of Parks and Recreation. With over 130 mi (210 km) of marked off-road trails across over 19,000 acres (7,700 ha) of protected land, Hungry Valley SVRA is the second largest vehicular recreation area in California. The California Department of Parks and Recreation is tasked with the dual role of preserving the ecological integrity of the valley's chaparral plant communities while also managing the safe use of recreational vehicles in the area.

The valley includes a visitor center, public toilets, 11 campsites of varying sizes, and 6 off-road vehicle tracks for drivers of all skill levels and vehicle sizes. The valley is accessible via Gold Hill Road (paved) or Hungry Valley Road (dirt).



# REGIONAL MAP





## DEMOGRAPHICS

[illegible]

## SNAPSHOT



3,672

## POPULATION

10 mile



\$62,403

## INCOME

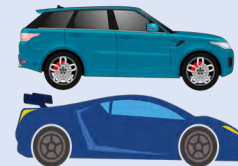
10 mile



\$392,367

## HOME VALUE

10 mile



74,913 I-5 Freeway

## TRAFFIC

### Vehicles Per Day

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## Presented By:



### Bashir Tariq

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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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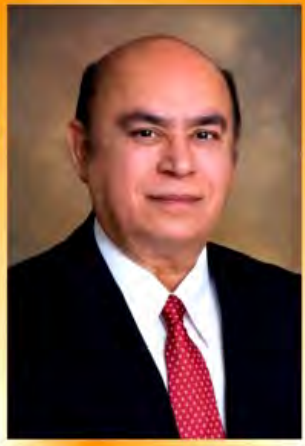
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