



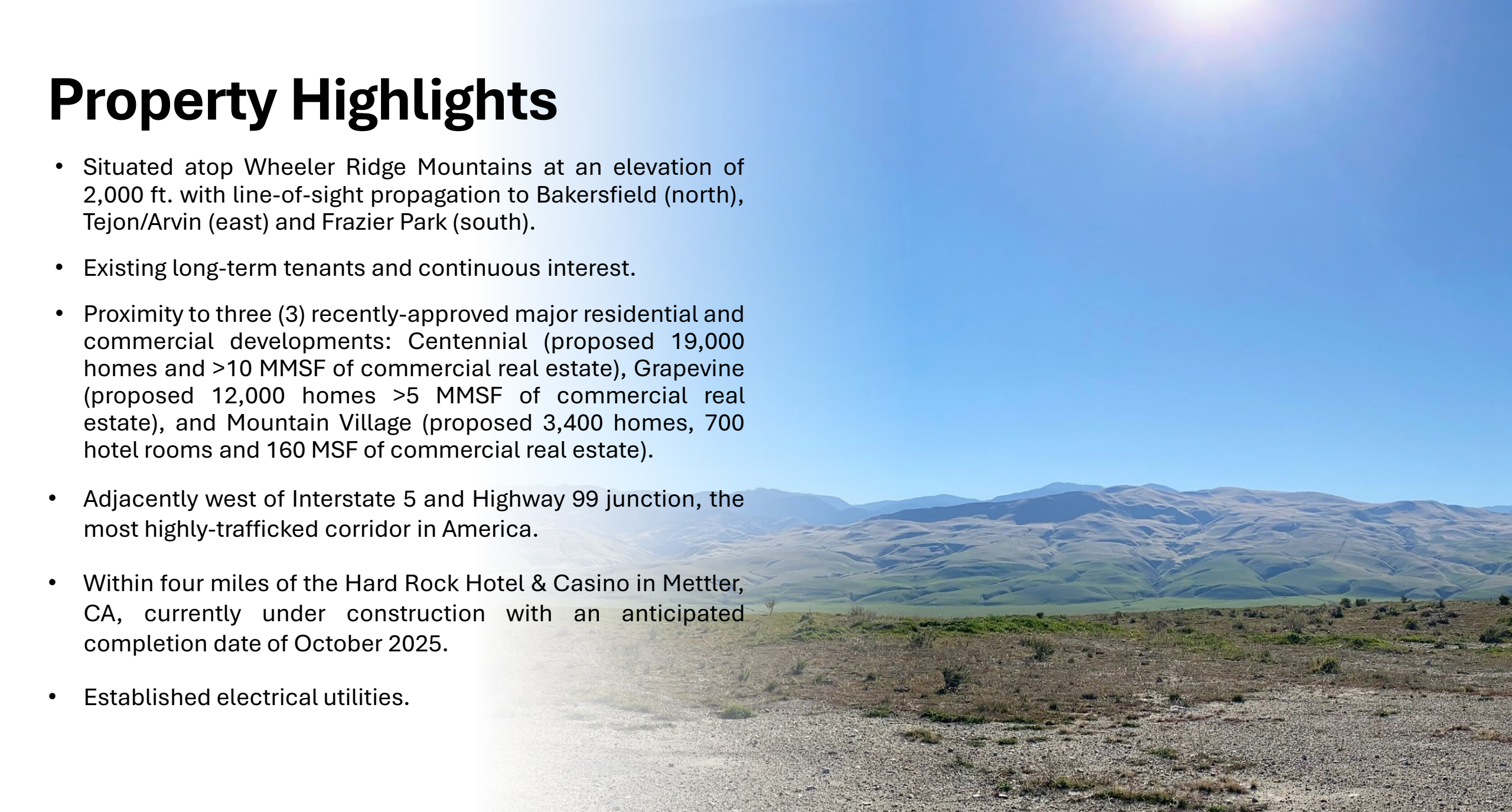
Wheeler Ridge Telecommunications Tower Site Opportunity

Kern County, California
Potential for Radio/Telecommunications Tower Facility

KERN ENTERPRISES, LLC
4205 ATLAS COURT
BAKERSFIELD, CA 93308

Property Highlights

- Situated atop Wheeler Ridge Mountains at an elevation of 2,000 ft. with line-of-sight propagation to Bakersfield (north), Tejon/Arvin (east) and Frazier Park (south).
- Existing long-term tenants and continuous interest.
- Proximity to three (3) recently-approved major residential and commercial developments: Centennial (proposed 19,000 homes and >10 MMSF of commercial real estate), Grapevine (proposed 12,000 homes >5 MMSF of commercial real estate), and Mountain Village (proposed 3,400 homes, 700 hotel rooms and 160 MSF of commercial real estate).
- Adjacent west of Interstate 5 and Highway 99 junction, the most highly-trafficked corridor in America.
- Within four miles of the Hard Rock Hotel & Casino in Mettler, CA, currently under construction with an anticipated completion date of October 2025.
- Established electrical utilities.



Parcel Map

238-241-26

238-241-07

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Kern Enterprises endeavors to partner with an experienced telecommunications tower developer, capable of managing facility design, obtaining permits and securing tenants.

Contact Kern Enterprises, LLC For More Information:

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