

## Gorman, LA County, CA - 158AC Vacant Land for Sale

**I-5 FWY off-ramp**

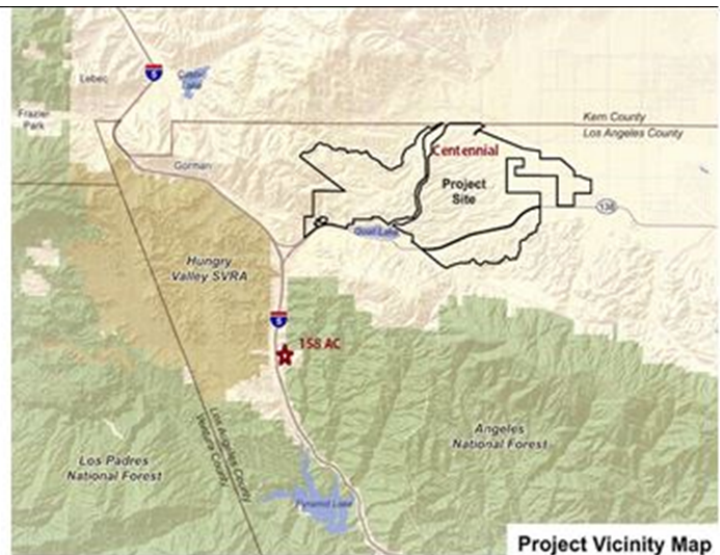
**\$2,700,000**

Price	\$2,700,000	Total Lot Size	158.35AC (77.36, 80.99)
Property Use Type	Vacant/Owner-User	No. of Lots	2
Property Subtype	Agricultural/Other	Zoning	LCA25*, LCA22
Sale Type	Investment	APN/Parcel ID	3250-012-023 3250-012-006

**Potential Development opportunity of 158 AC lots,**

**I-5 Frontage** and just **off-ramp (2,500ft away)**

**App. 40AC of Flat Land with minimal inclination (easily expandable to 50+AC)**



**158 AC Vacant Land**

**I-5 offramp** near Gorman,  
LA County

**John Seo** at **310.627.7201**

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BRE #02002677

Exclusive Listing



Direction: From I-5, take Exit195 (Smokey Bear Rd) to Copco Ave.  
Site Address: VAC/Golden State FWY, Gorman, Los Angeles County, CA 93243

*Potential Development opportunity of almost 160AC lots, along I-5 and just off-ramp (only 2,500ft away) in Gorman, Los Angeles County. Proximity to San Fernando Valley to downtown or Santa Monica, Tejon Ranch, Bakersfield and Mighty Sierra-Nevada Mountains. This area is perhaps the last untouched raw lands in the county, but very conveniently located with scarcity in location. Gorman is a Tejon Pass Mountain village. The Smokey Bear Exit is the first exit from Los Angeles, after passing through the National Forests, and before entering into the hot desert basin. Gorman has known as "one of the oldest continuously used trail and roadside rest stops in California." Ideal Business Projects include: Mobile Home Park, Cemetery, Motel, Produce Farm, Horse Riding Ranch, Camp Ground, RV Park, Nursing Home, Religious Facility, Outdoor Advertising, Honey Farm, just to name a few.*

**Δ The lots are highly likely to zoning/usecode change subject to project submission, which allows for a variety of uses. (Confirmation\* to Los Angeles County Office – Due Diligence)**

Neighboring examples include:

- + 5.24AC vacant land (zoning LCA25), a very adjacent site, is sold at \$575,000 in 2014 by a petroleum distributor.
- + Pyramid Lake RV Resort, the bordering site, changed its zone to LCC4-A25\* from the initial LCA25\*.

**Δ Annual Average Daily Traffic Counts app. 80,000 vehicles/day with High Visibility and easy access for N/S-bound traffic.**

- + Very Close to Smokey Bear CSC, Los Alamos CAMP Ground, Pyramid Lake RV Resort
- + Proximity to Pyramid Lake resort area, Hungry Valley, Tejon Ranch, town of Gorman & Lebec.
- + The growth-oriented Tejon Ranch project (<http://tejonranch.com/the-company/the-ranch/>)
- + Centennial mega-project finally passed on Dec 11, 2018. The property is privately owned by Tejon Ranch Co. (NYSE: TRC).

**Δ Ideal Business Projects include:**

- + Mobile Home Park, Cemetery, Motel, Horse Riding Ranch, Camp Ground, RV Park, Nursing Home, Outdoor Advertising, Honey Farm, Truck Stops, just to name a few.

**Δ Additional Notes**

- + There is an active underground well in the lot.
- + AT&T and seller are under negotiation for WiFi tower installation on the site (as of the late Nov. 2018).
- + For more of site photos and updated info of this listing, please visit Loopnet.
- + Approximately 40AC of land is mostly Flat with minimal inclination and the flat area can be easily expanded to 50 or more acres.
- + Lots can be sold separately.

## Hugh Upward Development Potential!

*Any reasonable offers will be considered.*

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Contact John Seo c.310.627.7201, Email. john@socalrei2.com (BRE #02002677)



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**Tejon Ranch Project** is a mega proposed residential, commercial, and recreational development of pristine, rugged property in the **Tehachapi Mountains** owned by the **Tejon Ranch Company** in **Lebec, southern Kern County, California**. The development includes the largest conservation and **land-use** agreement in California history. Approved by Kern county in 2009, the development would include Centennial Project (approved by Los Angeles county in Dec. 2018), Tejon Mountain Village and Tejon Industrial Complex.

