

±796 AC | Land For Sale or For Lease

TEHACHAPI WILLOW SPRINGS RD & HIGHLINE RD



Tehachapi, California 93561

Executive Summary

PROPERTY FACTS

- **LOCATION:** Tehachapi Willow Springs Rd & Highline Rd, Tehachapi, CA 93561
- **TOTAL SITE AREA:** ±795.94 Acres
- **APN'S:**
 - 223-052-09-00-1: 207.62 AC
 - 223-052-11-00-6: 14.83 AC
 - 223-052-20-00-2: 145.08 AC
 - 223-052-21-00-5: 156.37 AC
 - 223-052-22-00-8: 104.24 AC
 - 223-052-23-00-1: 118.87 AC
 - 224-311-07-00-0: 28.93 AC
 - 224-311-13-00-7: 20 AC
- **ZONING:** (A) Exclusive Agriculture District in Suspense
(A WE) Exclusive Agriculture Wind Energy Combining
- **PURCHASE PRICE / LEASE RATE:** Negotiable

PROPERTY OVERVIEW

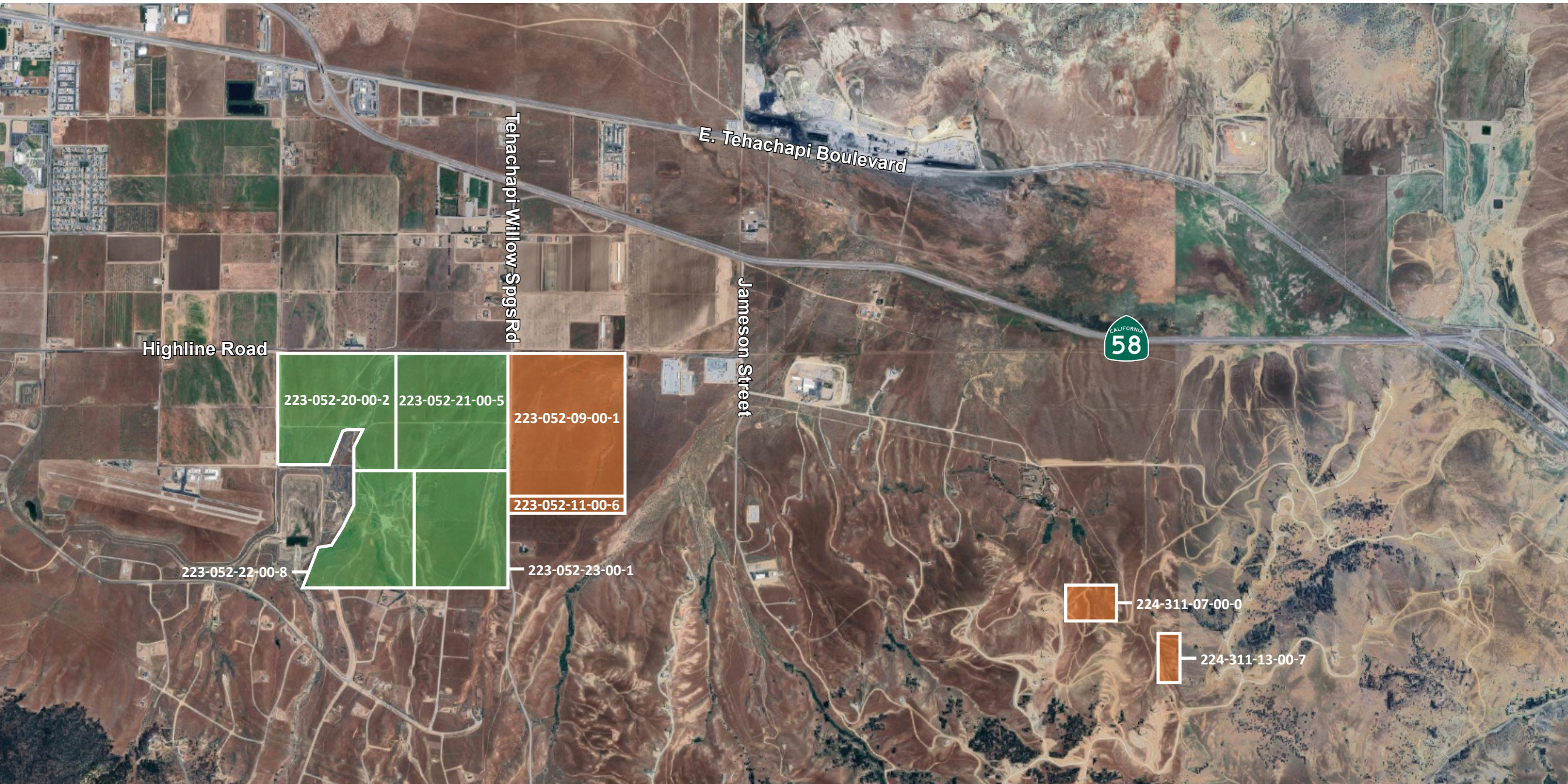
The property being offered is a 796-acre vacant land property nestled within the community of Tehachapi, California, this expansive property spans an impressive 796± acres, encompassing eight parcels. Its diverse terrain, habitat and wildlife present a myriad of possibilities, ranging from residential subdivision to rural ranch estate and conservation/mitigation to renewable energy development. Whether you're drawn to its scenic vistas and natural beauty or its potential for development, this property stands as a remarkable opportunity just off highway 58 between Bakersfield and the Antelope Valley.



Zoning

(A) Exclusive Agriculture District in Suspense
Permitted Uses: Residential Development, Hunting, and Agriculture *Pending approval to change to R-1

(A WE) Exclusive Agriculture Wind Energy Combining
Permitted Uses: Hunting, Wind Energy Systems, Solar Energy Electrical General, Utility Substation



Renewable Energy Potential

The Tehachapi Wind Farms are one of the largest and most productive wind energy projects in the United States. Located in the Tehachapi Pass, these wind farms benefit from the region's consistent and strong winds.

Size and Capacity: The wind farms consist of thousands of wind turbines spread over a vast area. They have a combined capacity of over 3,000 megawatts, enough to power hundreds of thousands of homes.

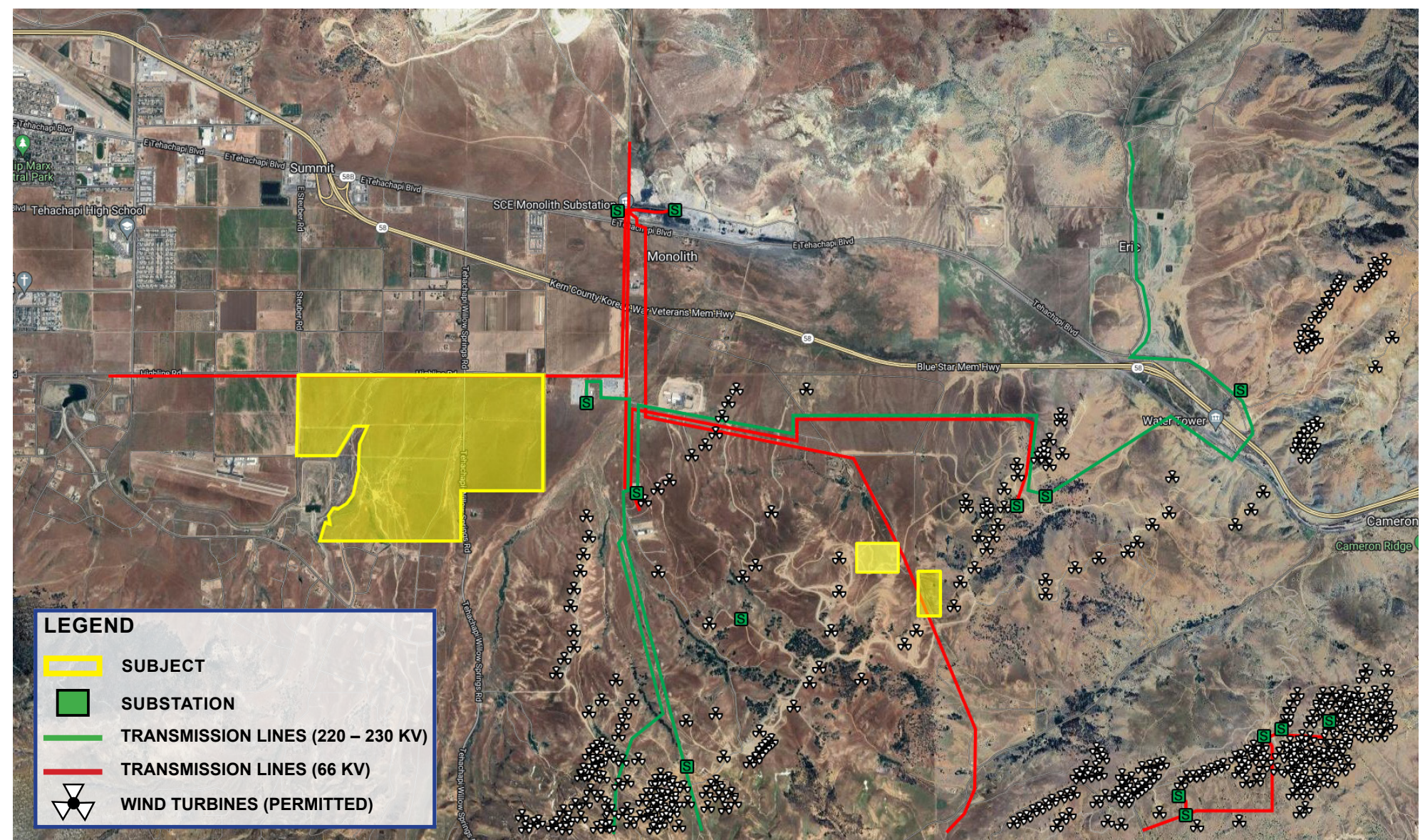
History: Development of wind energy in the Tehachapi area began in the 1980s. It has since grown significantly, becoming a crucial part of California's renewable energy strategy.

Technology: The wind farms use a mix of older turbines and modern, more efficient ones. The newer turbines are taller and have larger blades, enabling them to capture more wind energy.

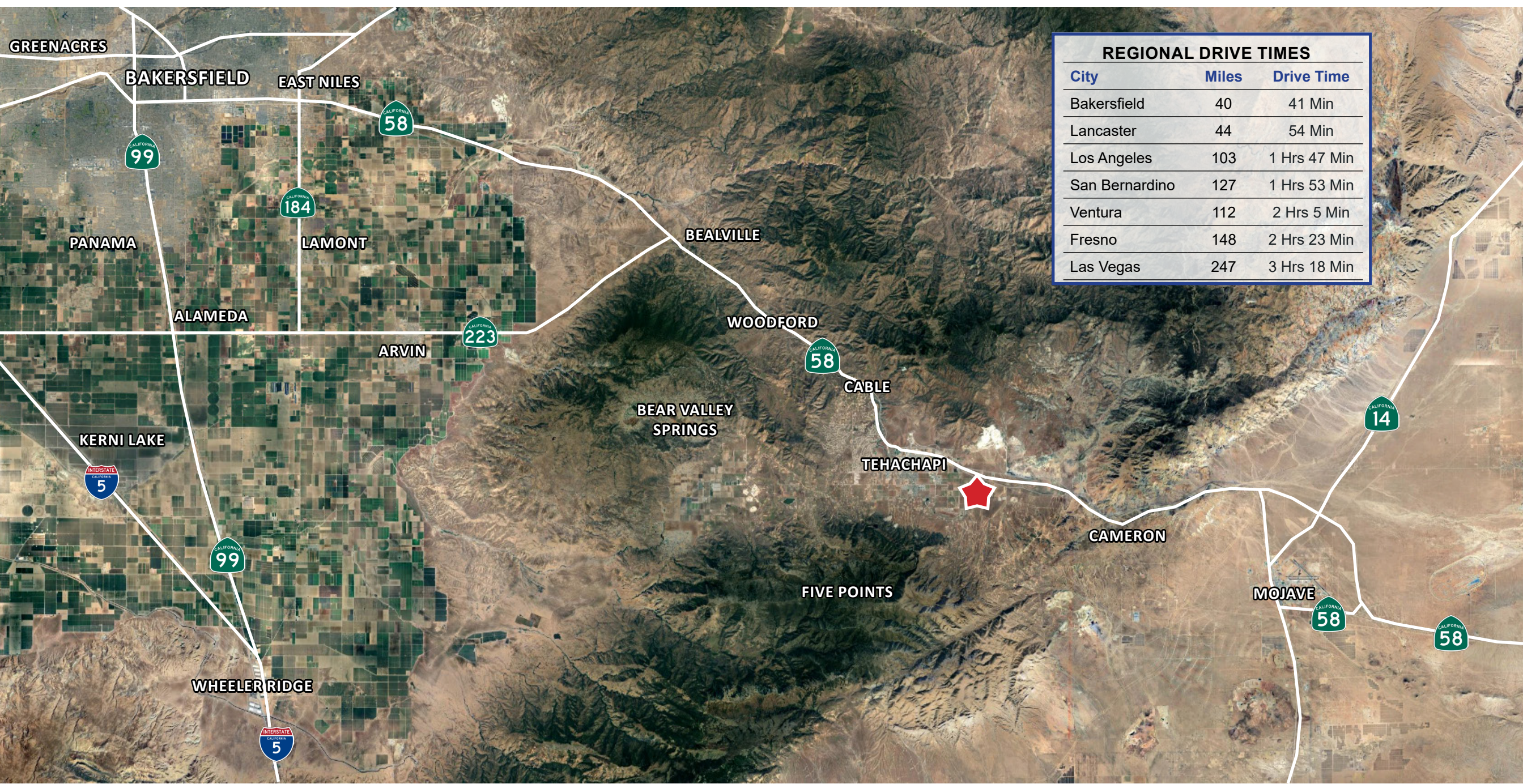
Environmental Impact: Wind energy is a clean, renewable resource that helps reduce greenhouse gas emissions. The Tehachapi Wind Farms play a significant role in California's efforts to increase its use of renewable energy sources.

Economic Impact: The wind farms contribute to the local economy through job creation and by providing lease payments to landowners.

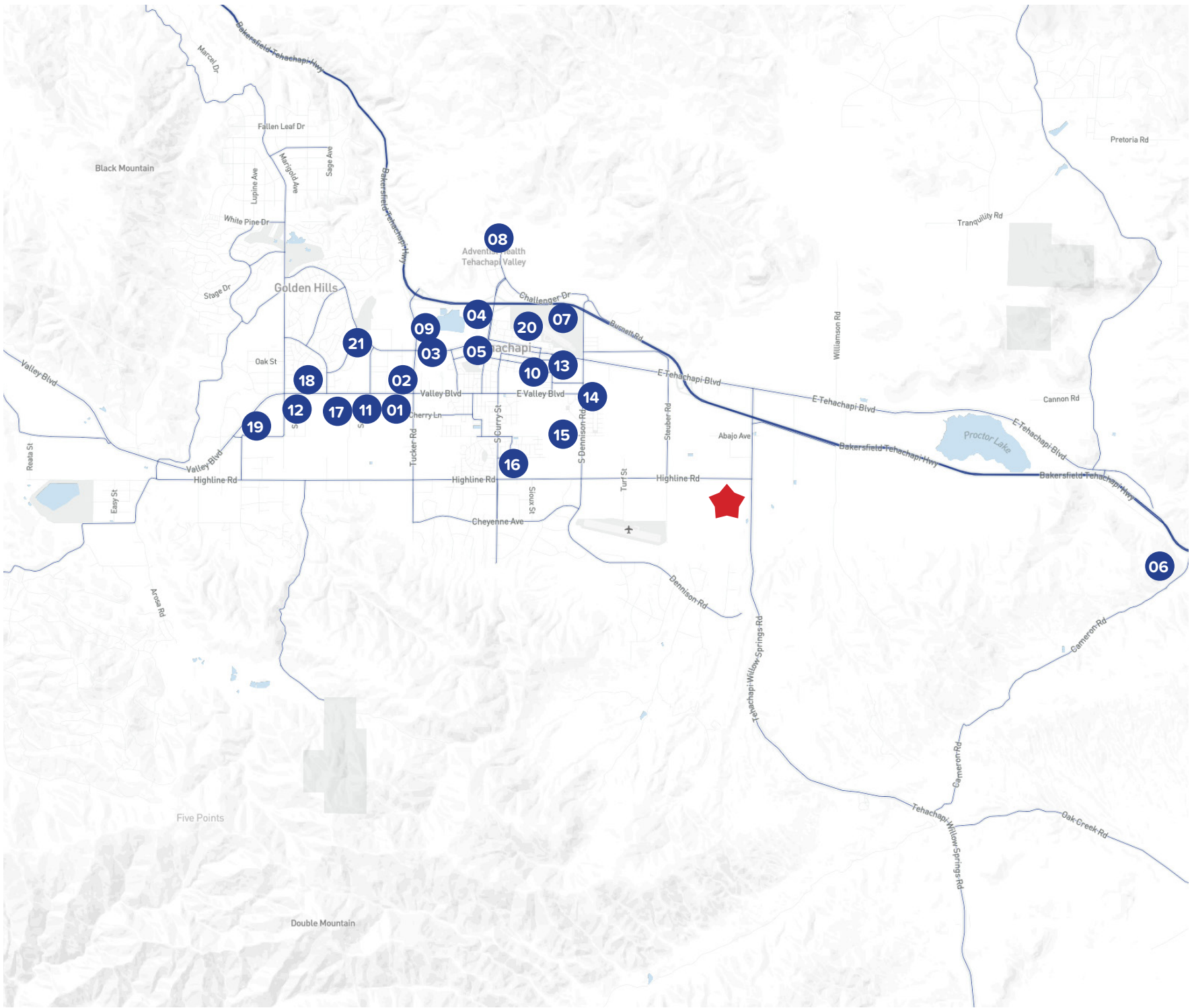
Transmission: The Tehachapi Renewable Transmission Project (TRTP) was developed to transport the electricity generated by the wind farms infrastructure.



Aerial Map With Regional Drive Times



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Tehachapi Town Center
- 02 Mountain View Plaza
- 03 Walmart Super Center
- 04 Home Depot Center
- 05 Tehachapi Hotels

ENTERTAINMENT

- 06 Pacific Crest Trail
- 07 Tehachapi Event Center & Rodeo Grounds

MEDICAL FACILITIES

- 08 Adventist Health Tehachapi Valley
- 09 Kaiser Permanente
- 10 Tehachapi Health District
- 11 Oak Tree Medical Group
- 12 Primary Care Adventist Health

EDUCATION

- 13 Monroe High School
- 14 Jacobsen Middle School
- 15 Tehachapi High School
- 16 Tompkins Elementary School
- 17 Mojave River Academy
- 18 Valley Oaks Charter School
- 19 Heritage Oak School

GOVERNMENT FACILITIES

- 20 Tehachapi Airport
- 21 Kern County Fire Station

Tehachapi, CA

Tehachapi, California is a city located in Kern County. It’s known for its scenic landscapes, proximity to the Tehachapi Mountains, and the Tehachapi Loop, a famous spiral railroad line. The area offers various outdoor activities, including hiking and biking, and is also home to wind farms due to its favorable wind conditions. Tehachapi has a rich history, with influences from Native American, Spanish, and early American settlers.

The Tehachapi Wind Farms are one of the largest and most productive wind energy projects in the United States. Located in the Tehachapi Pass, these wind farms benefit from the region’s consistent and strong winds. Overall, the Tehachapi Wind Farms are a key component of California’s renewable energy infrastructure, showcasing the potential of wind power to contribute to a sustainable energy future.



2024 Summary	
Population	40,088
Households	12,668
Median Age	43.4
Median Household Income	\$86,649
Average Household Income	\$102,655
2029 Summary Est.	
Population	44,932
Households	14,541



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