

## LAND FOR SALE

# GOLF COURSE AND APPROVED 52 ROOM HOTEL

28910 Horse Thief Rd , Tehachapi, CA 93561



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,700,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	160 Acres
<b>ZONING:</b>	E(20)
<b>PRICE / SF:</b>	\$0.24

### PROPERTY OVERVIEW

Exclusive Offer For A Golf Course In Stallion Springs Tehachapi, CA  
Please note: The photos were taken over a year ago.

Brought to you by Melinda Bonini and Lou Lolloio.

Redo the grounds and remodel the clubhouse.

There were plans and permits approved for a 52 Room Hotel.

They have expired but may be reapplied for.

- Nestled in a quiet valley at 4000 ft. elevation, Stallion Springs is an outskirts community of Tehachapi CA. This is a location dream with 4 distinct seasons, and only 2 hours from Los Angeles.

- Tehachapi is known for being a historic Native American village, one-of-a kind locomotive stop -The Tehachapi Loop, an equestrian haven, and favorite spot of cyclists, hikers, and award winning wineries.

- The course is closed and ready for refurbishing, yet at a price much less than typical surrounding land value. Refurbish as-is.

- Direct connection to additional local interests; adult activities, family activities: Events, car shows, establish secondary Wedding Planner locale for ceremony/photo ops, all event meeting place in lodge, currently unofficial wildlife preserve.

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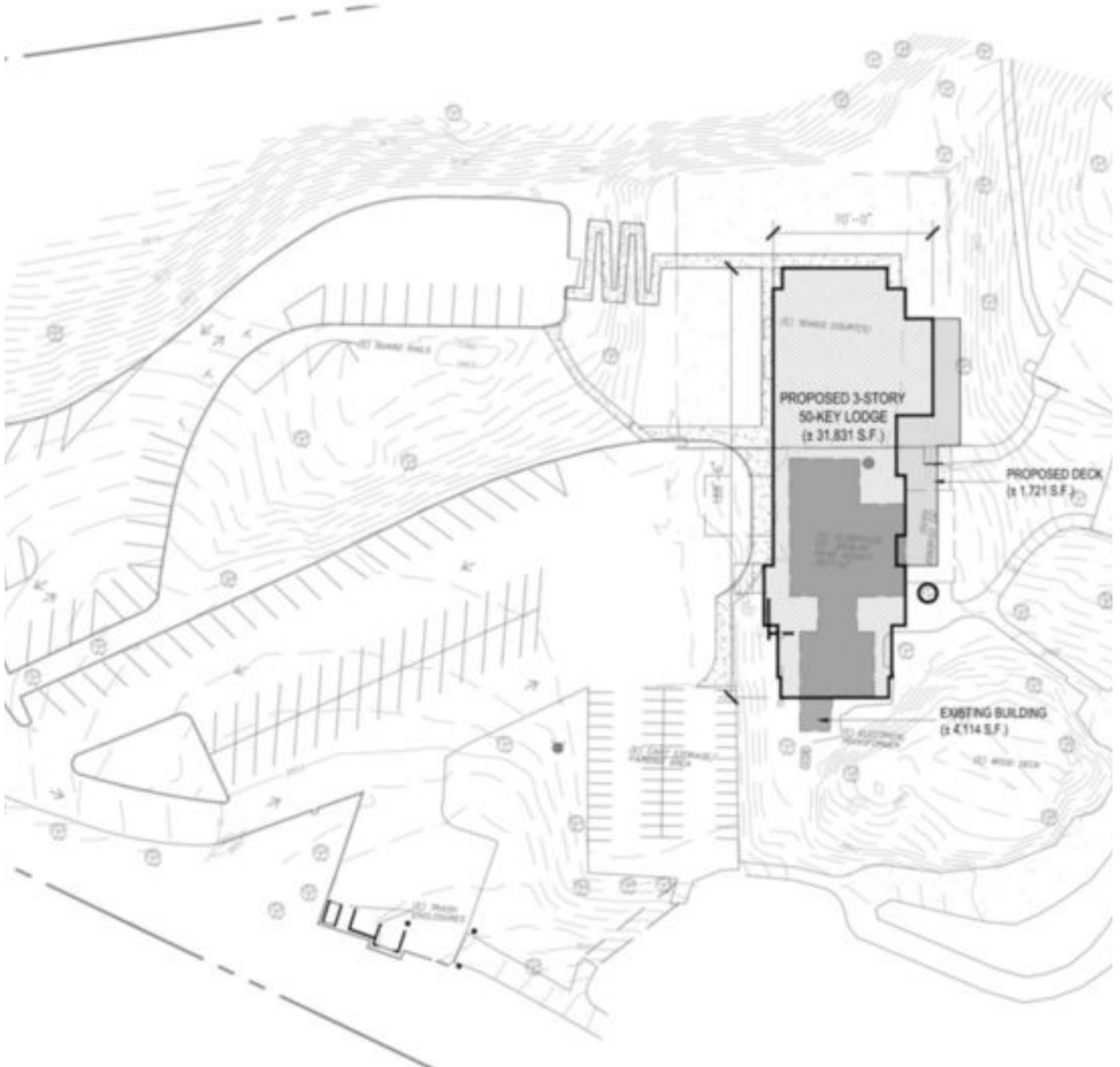
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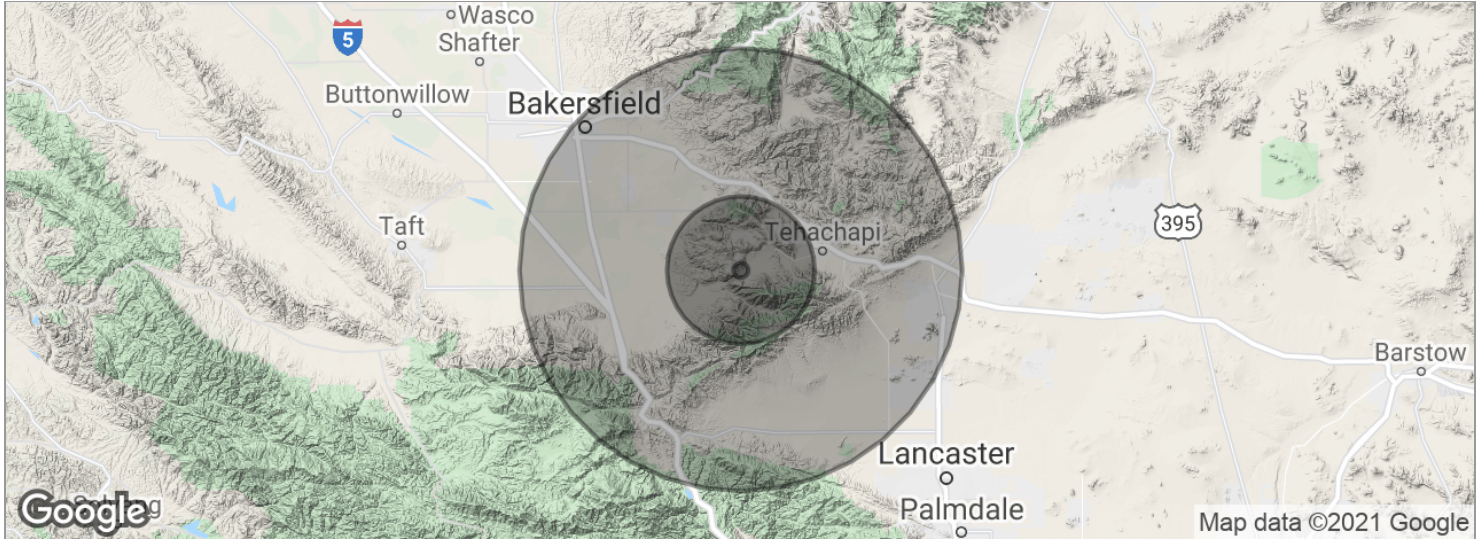
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<b>POPULATION</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total population	22	9,150	248,402
Median age	48.4	46.8	30.3
Median age (male)	47.2	46.9	29.9
Median age (Female)	50.7	47.0	30.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total households	9	3,546	74,450
# of persons per HH	2.4	2.6	3.3
Average HH income	\$90,745	\$93,294	\$57,124
Average house value			\$241,147

\* Demographic data derived from 2010 US Census

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