

# FOR SALE \$7,680,000.00

## WASCO, CA DEVELOPMENT LAND

**1.86 AC CR**

APN: 487-290-14-00-5 (Lot 1.1)

**4.09 R-3**

APN: 487-290-05-00-9, 06-00-2, 15-00-8, 16-00-1 (Lot 1)

**8.71 AC CR**

APN: 487-290-18-00-7 (Lot 3)

**8.23 AC R-3**

APN: 487-400-3 (Lot 13)

**8.63 AC CR**

APN: 487-400-4 (Lot 14)

**WALMART ANCHORED  
DEVELOPMENT**

# 82.68+- AC



**51.11 AC**

APN: 487-010-76-00-3 (Lots 9,10,11)

**CLICK HERE!**



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## WASCO, CA DEVELOPMENT LAND

WALMART ANCHORED  
DEVELOPMENT



Walmart

Walmart

STRATA  
CREDIT UNION

The subject site is located in Wasco, California. It is situated in the north-western part of Kern County and is 24 miles northwest of county seat, Bakersfield.

Wasco is comprised of a total area of 9.4 square miles at the intersection of California State Routes 43, which runs north–south, and 46, which runs east–west.

One of Wasco's major economic activities is its agriculture, specifically the growing of roses. 55% of all roses grown in the United States are grown in or around Wasco.

In addition to agriculture, New Construction single family developments ,oil and gas extraction is a significant part of the local economy. The large Semitropic Oil Field is along State Route 46 about 7 miles west of town. Formerly a gas field, the region now mainly produces oil. Vintage Production, an arm of Occidental Petroleum.



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## WASCO, CA DEVELOPMENT LAND

WALMART ANCHORED  
DEVELOPMENT

51.11 AC  
~~\$3.3 Million~~  
**\$2.9M**

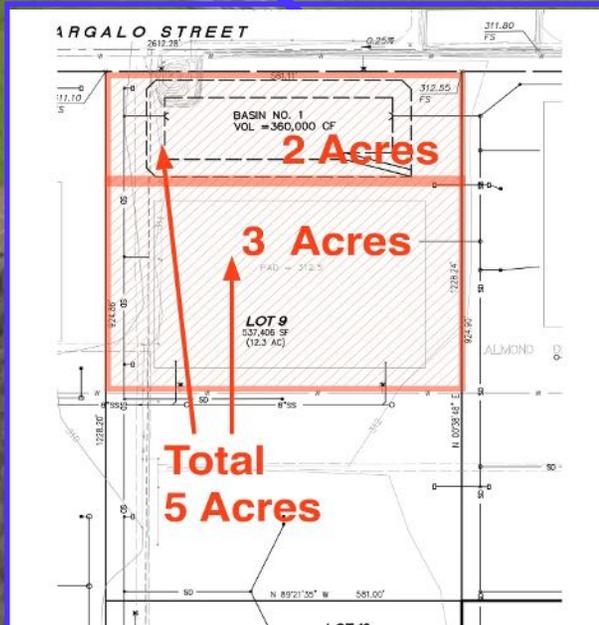
Located in the heart of Wasco, this prime development boasts an impressive scope of possibilities, featuring a big box store as its central attraction, surrounded by smaller shopping centers, a luxury hotel site, and a premium high-density multi-family residence. We have consulted with the city of Wasco on the master plan, and they are demonstrating remarkable eagerness to collaborate on this endeavor.



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## WASCO, CA DEVELOPMENT LAND

**WALMART ANCHORED  
DEVELOPMENT**



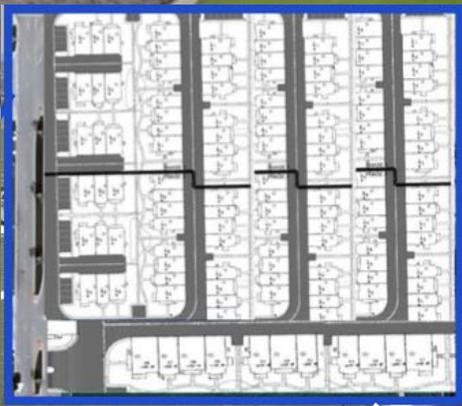


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## WASCO, CA DEVELOPMENT LAND

Lot 13: North R-3 8.23 acres  
 list at ~~\$1,300,000.00~~  
 8.23 AC R-3 **\$995K**

Lot 14: South CR 8.63 acres  
 List at ~~\$2,300,000.00~~  
 8.63 AC CR **\$1.995M**



**LOT 13**  
R-3

**LOT 14**  
CR

*Great location for large complex or 4-Plex's right in the middle of all the new growth*

*Hard corner, Drive through restaurant, Strip mall, Salon, Barber, Automotive parts, etc.*



**WALMART ANCHORED DEVELOPMENT**



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## WASCO, CA DEVELOPMENT LAND



**LOT 3  
CR**

Lot 3: CR 8.71 acres  
List at ~~\$1,590,000.00~~  
**8.71 AC CR**

# \$1.29M

*Drive through restaurant, Car Wash, Strip mall, Salon, Barber, Automotive parts store, etc.*

### WALMART ANCHORED DEVELOPMENT



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## WASCO, CA DEVELOPMENT LAND

Lot 1.1: CR 1.86 acres

List at ~~\$395K~~ **\$300K**

**1.86 AC CR**

*Drive through restaurant, Car Wash, Strip mall, Salon, Barber, Automotive parts store, etc.*



LOT 1.1 CR

LOT 1 R-3

Lot 1: R-3 4.09 acres

List at ~~\$300K~~ **\$200K**

**4.09 AC R-3**

**WALMART ANCHORED DEVELOPMENT**

*Great location for large complex or 4-Plex's right in the middle of all the new growth*



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# WASCO, CA DEVELOPMENT LAND



**WALMART ANCHORED DEVELOPMENT**



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## WASCO, CA DEVELOPMENT LAND

Located in the heart of Wasco, this prime development boasts an impressive scope of possibilities, featuring a big box store as its central attraction, surrounded by smaller shopping centers, a luxury hotel site, and a premium high-density multi-family residence. We have consulted with the city of Wasco on the master plan, and they are demonstrating remarkable eagerness to collaborate on this endeavor with the possible joint water expansion.

### ***Development highlights:***

- ***Substantial growth in the Wasco area over the last 5 years***
- ***City Water, Sewer, PG&E available***
- ***Additional turn lanes into the development available***
- ***Wasco P&Z is behind the growth & development in the area***



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