

# NEC OF MERLE HAGGARD DRIVE & AIRPORT

Merle Haggard Dr, Bakersfield, CA 93308

Marcus & Millichap



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MERLE HAGGARD DR

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LISTED BY

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# 01



## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

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# OFFERING SUMMARY

MERLE HAGGARD DR



Listing Price  
**\$877,734**



Lot Size  
**67,518 SF**



Allowable Buildable SF  
-

## FINANCIAL

Listing Price	\$877,734
Down Payment	100% / \$877,734
NOI	\$1
Cap Rate	0.00%
Total Return	0.00%
Price/SF	\$13

## OPERATIONAL

Zoning	C2-PD
Development Type	Land
Lot Size	1.55 Acres (67,518 SF)



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Merle Haggard Dr, Bakersfield, CA 93308

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## INVESTMENT OVERVIEW

An approximately 1.55 acre parcel of land located at the northeast corner of Merle Haggard Drive and Airport Drive in Bakersfield, California 93308.

## INVESTMENT HIGHLIGHTS

67,518 Square Feet of Vacant Land

Located at the Northeast Corner of Merle Haggard Drive and Airport Drive in Bakersfield, CA

APN: 483-040-12

..... SECTION 2 .....

02

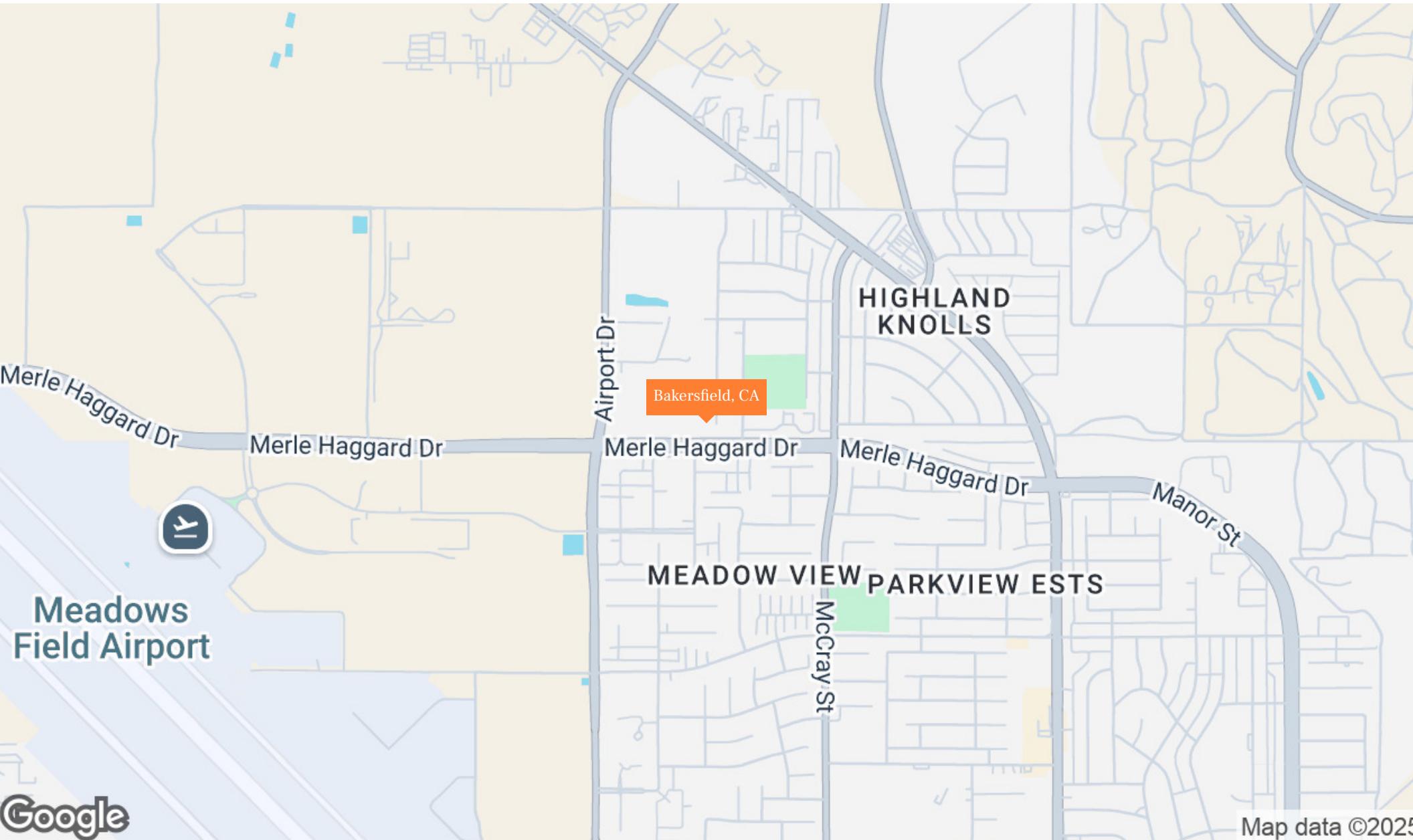
## PROPERTY INFORMATION

[Regional Map](#)  
[Local Map](#)

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# NEC OF MERLE HAGGARD DRIVE & AIRPORT DRIVE

REGIONAL MAP



# NEC OF MERLE HAGGARD DRIVE & AIRPORT DRIVE

LOCAL MAP



..... **SECTION 3**

# 03

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## MARKET OVERVIEW

Market Overview  
Demographics

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# NEC OF MERLE HAGGARD DRIVE & AIRPORT DRIVE

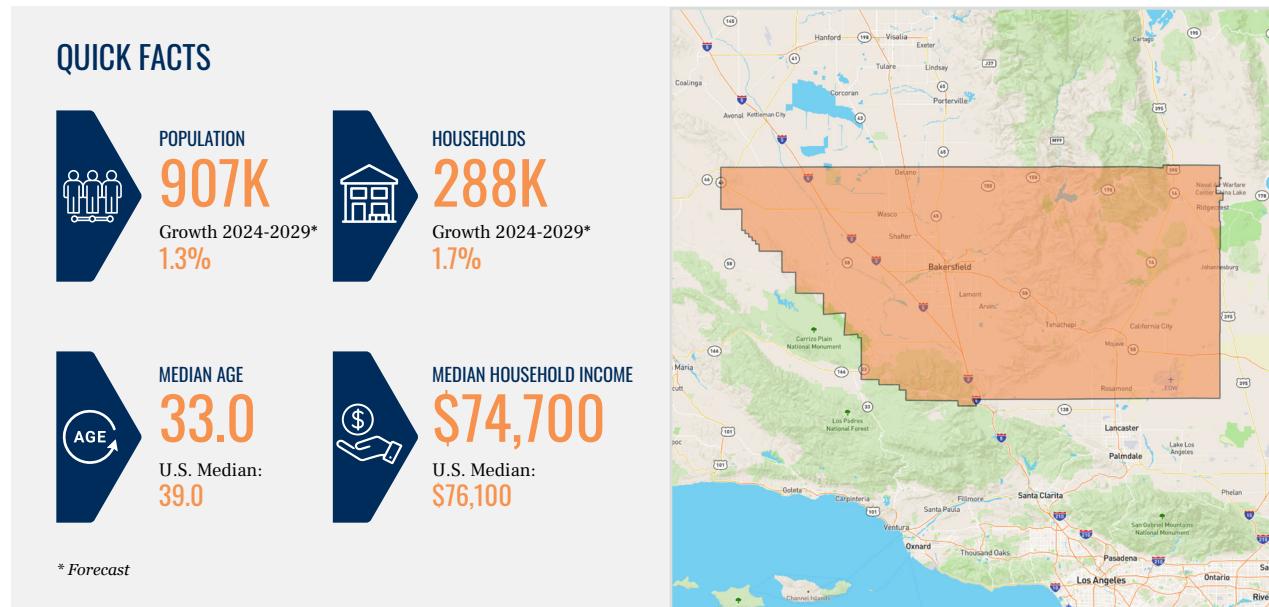
## MARKET OVERVIEW

### BAKERSFIELD

The Bakersfield metro lies near the southern end of the San Joaquin Valley and encompasses all of Kern County. The Kern River flows through the region, which includes parts of three mountain ranges that limit development in the eastern reaches of the county. The city of Bakersfield, which is the county seat, contains roughly 406,000 residents, and is located just 80 miles from the Los Angeles metropolitan area. Kern County's central location puts it within a half-day's drive of all major California markets.

### ECONOMY

- Agriculture accounts for a major portion of the local economy, highlighted by the presence of Sunview Vineyards, Grimmway Farms and Bolthouse Farms.
- Oil and natural-gas deposits support local operations by Chevron, Ensign Energy Services, California Resources Corp., Pacific Gas & Electric and Nabors.
- The Alta Wind Energy Center, the nation's largest wind energy farm, is located in Tehachapi Pass.
- The metro boasts a strong aviation and military presence, underpinned by Edwards Air Force Base and Naval Air Weapons Station China Lake.



### METRO HIGHLIGHTS

#### TRANSPORTATION

An expanding transportation network provides convenient access to California ports and major cities, supporting growth of the local logistics and distribution sector.



#### NATURAL RESOURCES

Kern County is a significant producer of oil, along with hydro-electric, solar and wind power. The Elk Hills field is one of the nation's most productive oil fields.



#### LOW COSTS

Favorable home prices, relatively lower land costs than Southern California markets and a pro-business environment attract employers and residents to the area.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# NEC OF MERLE HAGGARD DRIVE & AIRPORT DRIVE

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	16,752	66,615	189,184
<b>2024 Estimate</b>			
Total Population	16,745	65,863	187,694
<b>2020 Census</b>			
Total Population	16,743	65,865	189,695
<b>2010 Census</b>			
Total Population	15,486	61,064	175,139
<b>Daytime Population</b>			
2024 Estimate	11,708	88,917	223,195
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	6,241	24,915	66,358
<b>2024 Estimate</b>			
Total Households	6,200	24,560	65,621
Average (Mean) Household Size	2.7	2.6	2.8
<b>2020 Census</b>			
Total Households	6,142	24,067	64,610
<b>2010 Census</b>			
Total Households	5,771	22,809	59,836

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$250,000 or More	1.6%	3.4%	4.0%
\$200,000-\$249,999	0.7%	1.5%	1.8%
\$150,000-\$199,999	2.0%	6.1%	6.6%
\$125,000-\$149,999	2.0%	4.9%	5.7%
\$100,000-\$124,999	6.5%	9.6%	8.8%
\$75,000-\$99,999	13.1%	12.8%	13.3%
\$50,000-\$74,999	14.3%	14.8%	15.3%
\$35,000-\$49,999	15.2%	11.9%	11.4%
\$25,000-\$34,999	14.6%	10.7%	10.3%
\$15,000-\$24,999	15.4%	11.1%	9.5%
Under \$15,000	14.7%	13.2%	13.3%
Average Household Income	\$56,526	\$76,185	\$79,997
Median Household Income	\$44,557	\$60,480	\$64,875
Per Capita Income	\$20,981	\$28,700	\$28,393

# NEC OF MERLE HAGGARD DRIVE & AIRPORT DRIVE

## DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate	16,745	65,863	187,694
0 to 4 Years	7.9%	7.3%	7.4%
5 to 14 Years	16.1%	15.2%	16.3%
15 to 17 Years	3.9%	4.2%	4.7%
18 to 19 Years	2.4%	2.4%	2.7%
20 to 24 Years	7.1%	6.8%	7.1%
25 to 29 Years	8.7%	7.9%	7.8%
30 to 34 Years	7.9%	7.7%	7.8%
35 to 39 Years	6.5%	6.7%	6.8%
40 to 49 Years	11.6%	11.2%	11.8%
50 to 59 Years	11.5%	11.0%	10.5%
60 to 64 Years	5.6%	5.8%	5.1%
65 to 69 Years	4.4%	4.8%	4.1%
70 to 74 Years	2.9%	3.6%	3.1%
75 to 79 Years	1.8%	2.7%	2.2%
80 to 84 Years	1.0%	1.6%	1.4%
Age 85+	0.8%	1.3%	1.2%
Median Age	32.0	35.0	33.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	10,484	42,284	116,058
Elementary (0-8)	5.2%	5.6%	10.0%
Some High School (9-11)	16.5%	10.5%	11.1%
High School Graduate (12)	34.2%	31.4%	27.6%
Some College (13-15)	28.5%	27.8%	25.3%
Associate Degree Only	6.6%	8.6%	7.8%
Bachelor's Degree Only	6.8%	11.3%	12.1%
Graduate Degree	2.2%	4.9%	6.1%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
<b>Occupied Units</b>			
2029 Projection	6,636	26,217	69,551
2024 Estimate	6,594	25,847	68,781
Owner Occupied	2,072	11,598	31,357
Renter Occupied	4,126	12,968	34,277
Vacant	395	1,288	3,160
<b>Persons in Units</b>			
2024 Estimate Total Occupied Units	6,200	24,560	65,621
1 Person Units	26.9%	27.1%	25.6%
2 Person Units	28.4%	31.0%	28.6%
3 Person Units	18.8%	16.6%	16.0%
4 Person Units	12.5%	13.0%	14.3%
5 Person Units	7.7%	7.3%	8.7%
6+ Person Units	5.8%	5.0%	6.8%

# NEC OF MERLE HAGGARD DRIVE & AIRPORT DRIVE

## DEMOGRAPHICS



### POPULATION

In 2024, the population in your selected geography is 187,694. The population has changed by 7.17 percent since 2010. It is estimated that the population in your area will be 189,184 five years from now, which represents a change of 0.8 percent from the current year. The current population is 50.5 percent male and 49.5 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,389 people per square mile.



### HOUSEHOLDS

There are currently 65,621 households in your selected geography. The number of households has changed by 9.67 percent since 2010. It is estimated that the number of households in your area will be 66,358 five years from now, which represents a change of 1.1 percent from the current year. The average household size in your area is 2.8 people.



### INCOME

In 2024, the median household income for your selected geography is \$64,875, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 43.10 percent since 2010. It is estimated that the median household income in your area will be \$73,204 five years from now, which represents a change of 12.8 percent from the current year.

The current year per capita income in your area is \$28,393, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$79,997, compared with the U.S. average, which is \$101,307.



### EMPLOYMENT

In 2024, 74,831 people in your selected area were employed. The 2010 Census revealed that 52.6 percent of employees are in white-collar occupations in this geography, and 23.7 percent are in blue-collar occupations. In 2024, unemployment in this area was 10.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



### HOUSING

The median housing value in your area was \$315,102 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 29,721.00 owner-occupied housing units and 30,110.00 renter-occupied housing units in your area.



### EDUCATION

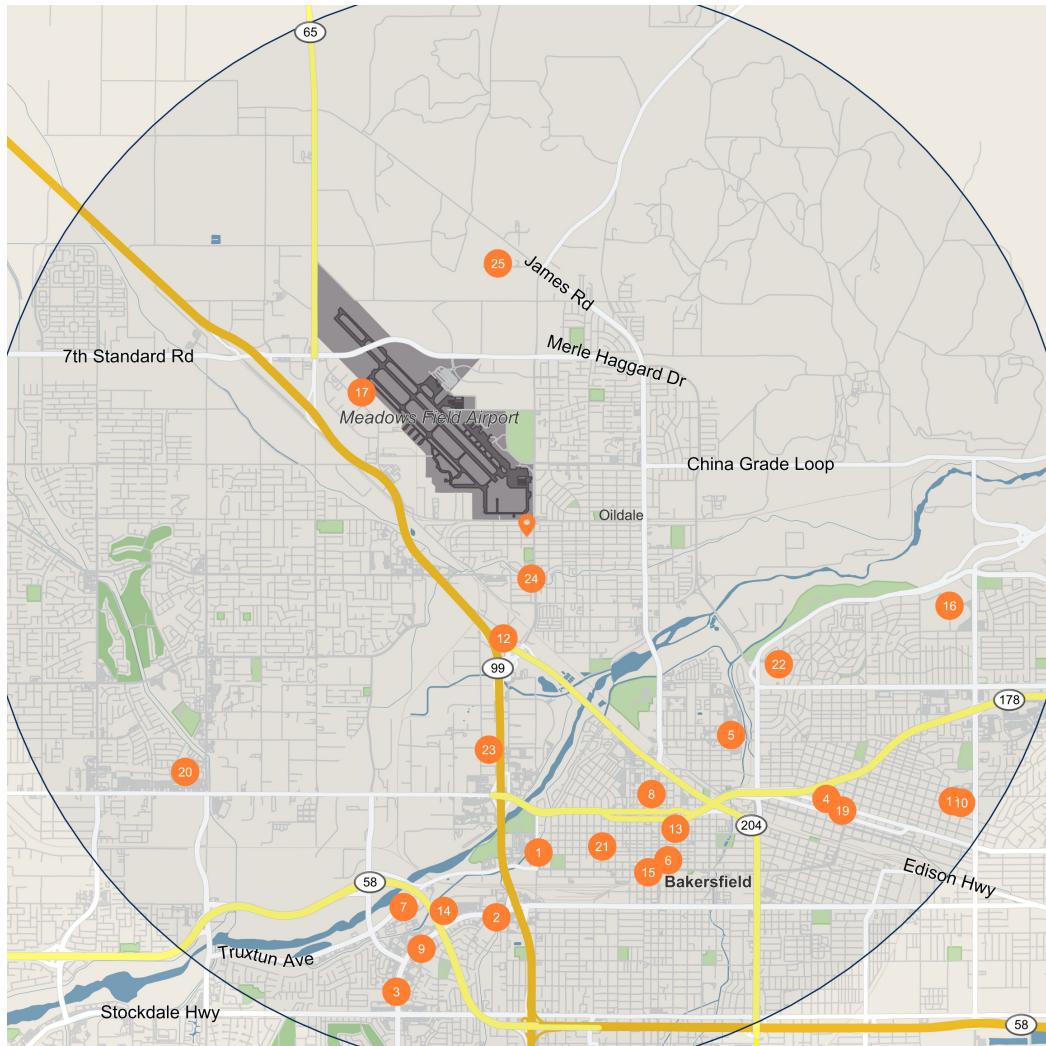
The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 17.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.8 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 16.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.1 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.3 percent in the selected area compared with the 19.7 percent in the U.S.

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## DEMOGRAPHICS

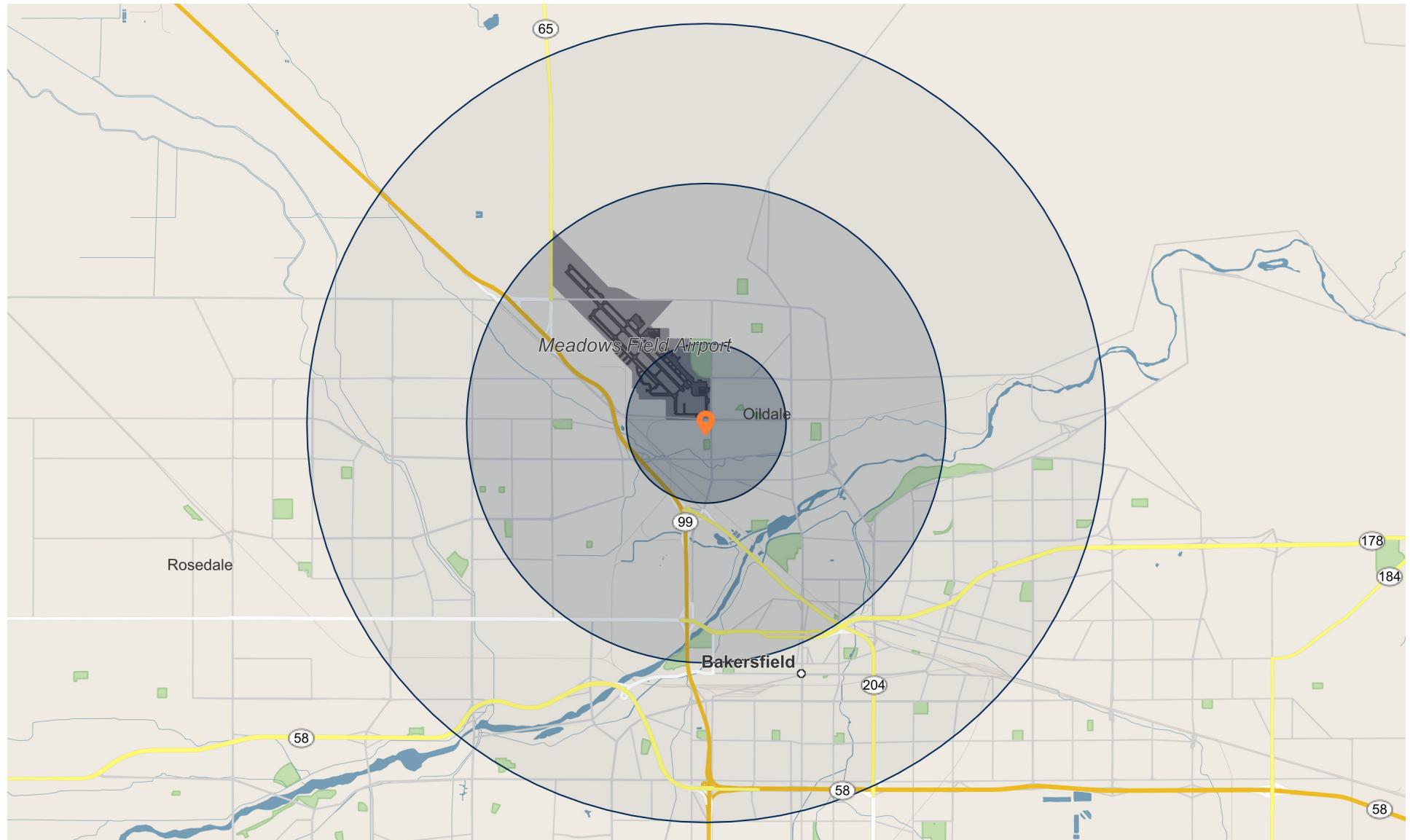


### Major Employers

	Employees
1 Allied Universal Topco LLC	5,002
2 Castle Harlan Partners III LP-Marie Callenders Pie Shops 73	3,862
3 Sun World Inc	1,500
4 Bakersfeld Cy Schl Dst Edctl F-BCSD	1,449
5 Bakersfield Memorial Hospital	1,100
6 Kern Cnty Sprntndt Schols Ed	975
7 Linnco LLC	888
8 San Joaquin Community Hospital-ADVENTIST HEALTH BAKERSFIELD	850
9 Wonderful Company LLC	836
10 County of Kern-Public Health Dept	800
11 Kern Medical Auxiliary	724
12 Olympus Property	705
13 Newport Television LLC-Kget-TV	667
14 Brinderson LP	650
15 City of Bakersfield-Narcotics Division	611
16 Bakersfield College-Family and Consumer Education	600
17 United States Postal Service-US Post Office	573
18 Kern County Hospital Authority	508
19 Boys Girls Clubs of Kern Cnty-BOYS & GIRLS CLUB OF BAKERSF	500
20 Walmart Inc-Walmart	500
21 Kern County Hospital Authority	492
22 Diocese Fresno Education Corp-Garces Memorial High School	401
23 Sturgeon Services Intl Inc-Ssi	400
24 Good Smrtan Hosp A Cal Ltd Prt	400
25 Griffith Company	341

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## DEMOGRAPHICS



MERLE HAGGARD DR

EXCLUSIVELY  
LISTED BY

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