

Retail Land FOR SALE

SEC White Lane & S Union Avenue Bakersfield, CA

Property Highlights

- Located at the Southeast corner of White Lane & South Union
- Two (2) parcels with approximately 1.71 Acres
- Located at the Hard Corner of Two Major Section Line Roads
- Ingress/Egress located on both White Lane & South Union
- Industrial and Automotive Corridor in Southeast Bakersfield
- Prime Location for Retail/QSR, Automotive or Redevelopment Opportunity.
- Surrounded by Dense Residential Growth with New School District Developments and Expanding Residential Communities East of the Property

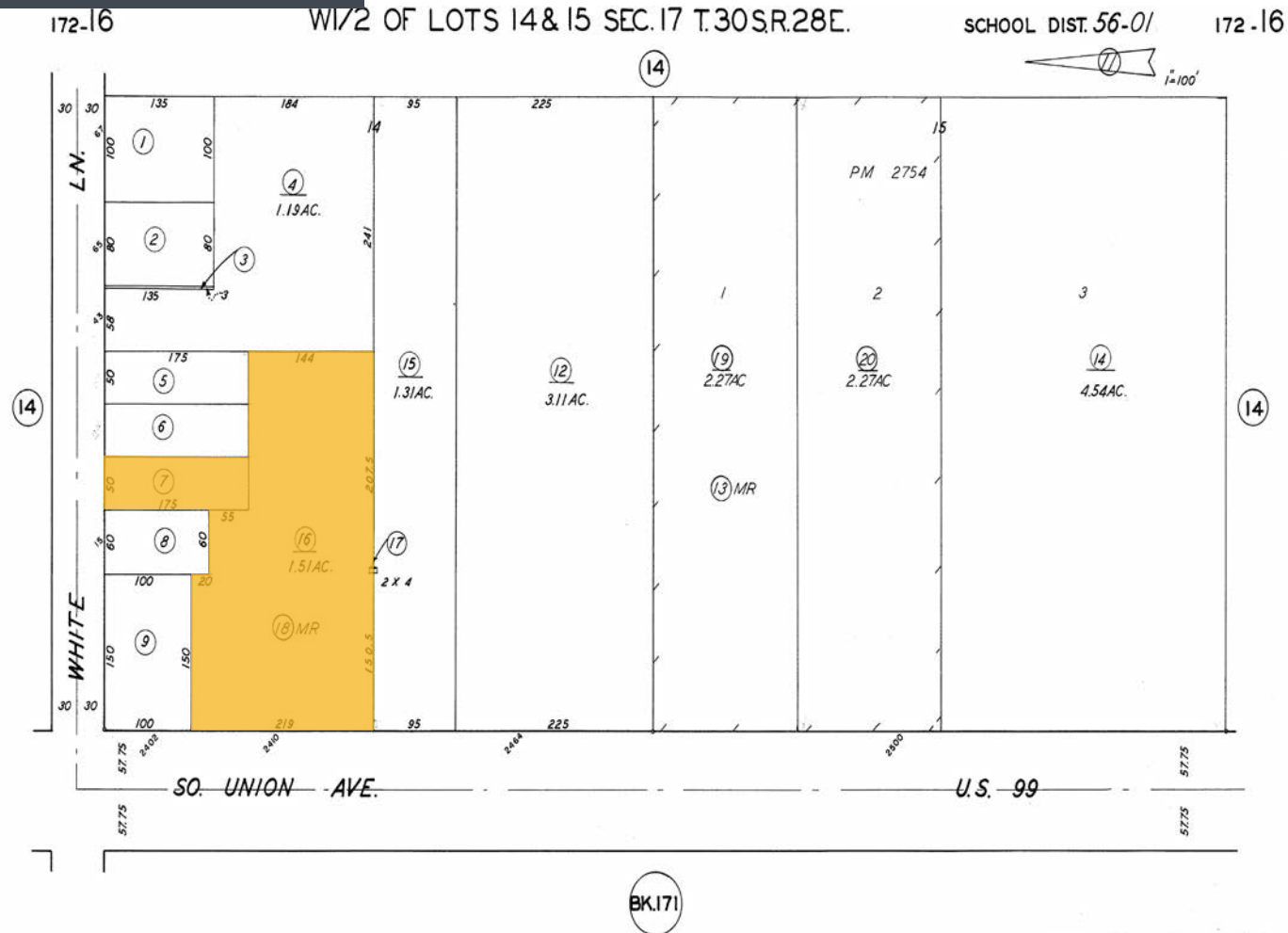
The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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SEC White Ln & S Union Ave • Bakersfield, CA



Assessor's Parcel Numbers

172-160-07 & 16

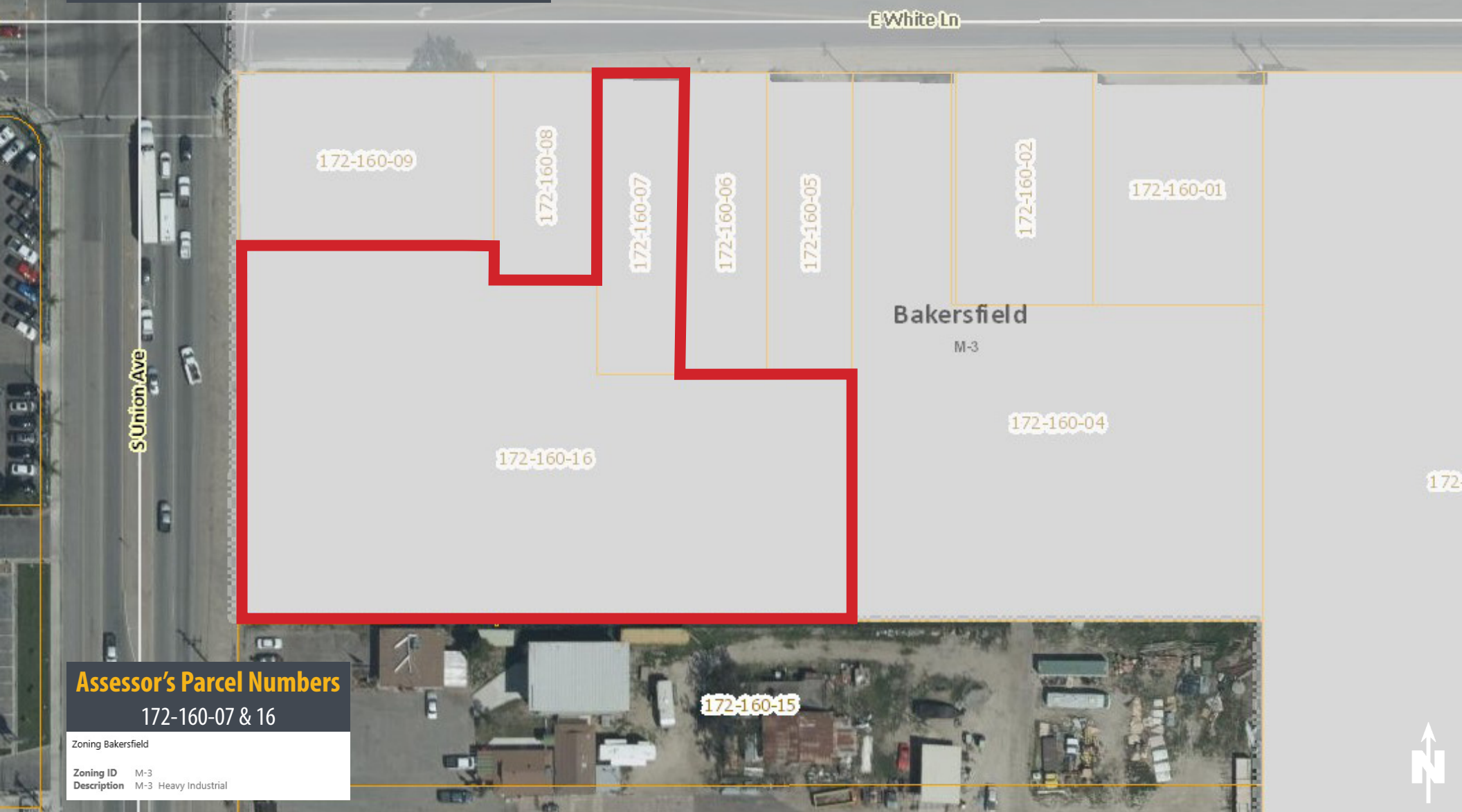
Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 172-16
COUNTY OF KERN

Retail Land Available For Sale

Zoning Map

SEC White Ln & S Union Ave - Bakersfield, CA



Assessor's Parcel Numbers

172-160-07 & 16

Zoning Bakersfield

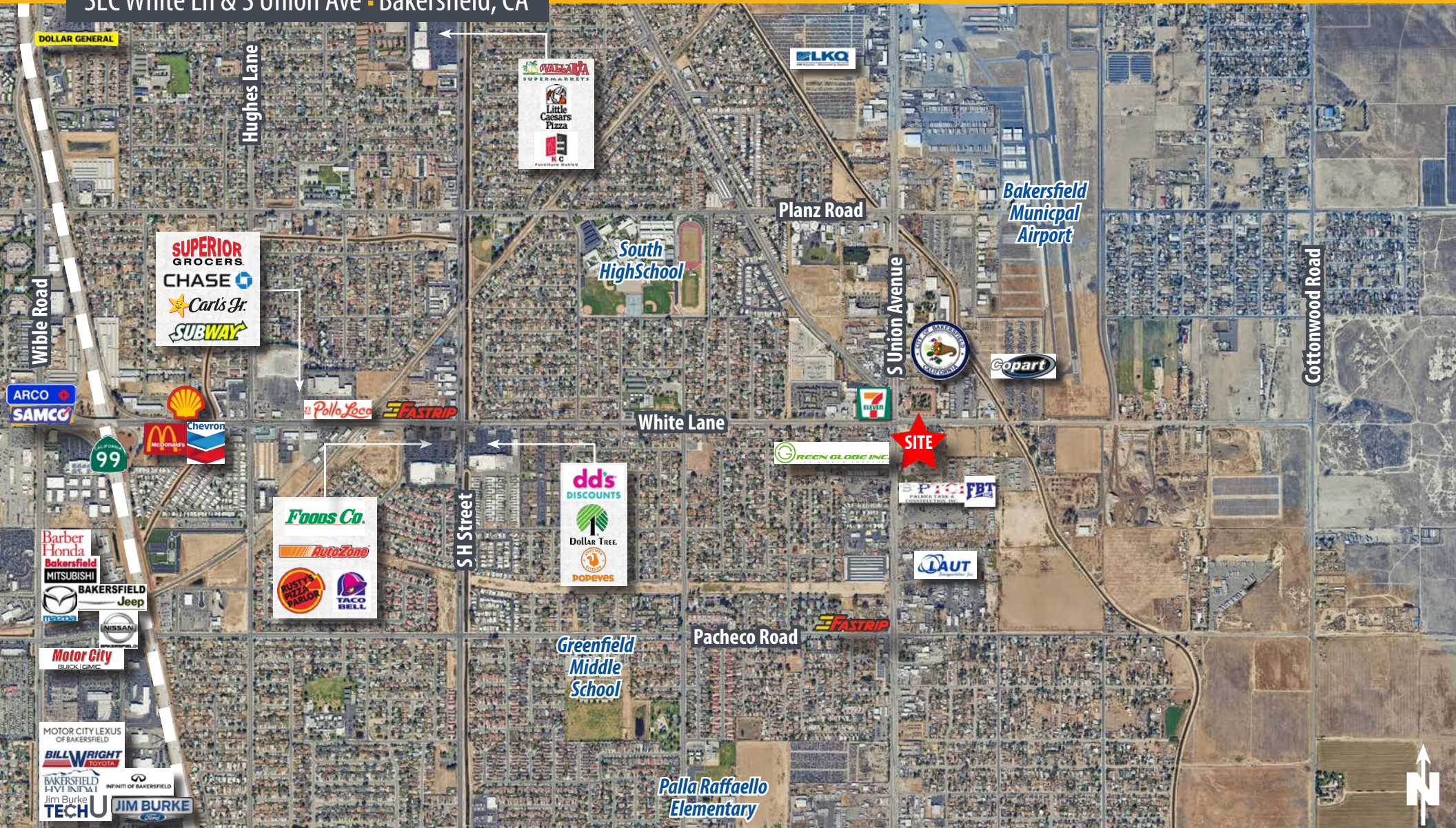
Zoning ID M-3
Description M-3 Heavy Industrial

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Aerial Location Map

SEC White Ln & S Union Ave - Bakersfield, CA



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Kern County At A Glance

SEC White Ln & S Union Ave • Bakersfield, CA

KERN COUNTY At A GLANCE

#2 LARGEST ECONOMY IN THE SAN JOAQUIN VALLEY

#3 in Agricultural Production Nationwide



#3 in Economic Diversity Nationwide



#4 in STEM Jobs Nationwide



OVER 50 MAJOR DISTRIBUTION CENTERS



THE ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

75%



60%



#1 Largest Wind
Project in the
Nation



#1 Largest Battery
Energy Storage
System in the World

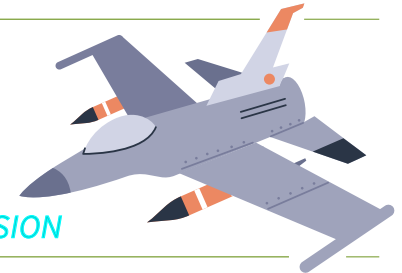


#13 Oil-Producing
County in the
the Nation

OVER 50

WORLD'S TECH "FIRSTS"

NAVAL AIR WARFARE
CENTER WEAPONS DIVISION



1ST INLAND SPACE PORT IN U.S.

MOJAVE AIR &
SPACE PORT AT
RUTAN FIELD



1ST SPACE SHUTTLE LANDING

EDWARDS
AIR FORCE
BASE

