

AVAILABLE FOR GROUND LEASE, BUILD-TO-SUIT, OR SALE
3.18± ACRE HIGHWAY-COMMERCIAL DEVELOPMENT

TRACY AVENUE & INTERSTATE 5

BUTTONWILLOW, CA



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PROPERTY INFORMATION

Availability: 3.18± Acres
Zoning: C-2 (*Commercial-Vacant Land*)
APN: 103-280-54-00-9 (*Kern County*)

PROPERTY DESCRIPTION

Presenting a rare 3.18-acre, highway-commercial development opportunity in Buttonwillow, California — perfectly positioned for ground lease, build-to-suit, or sale. This parcel offers unparalleled visibility from Interstate 5, making it ideal for highway-oriented uses such as fast food, gas stations / truck stops, auto repair shops, hospitality, or general retail.

HIGHLIGHTS

- Highway Frontage
- Highway Traveler Demand
- High Traffic Counts

TRAFFIC COUNTS

48,025± ADT

Interstate 5 at Tracy Avenue
(*Northbound & Southbound*)

Source: Kalibrate TrafficMetrix 2025





For information, please contact:

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