

INDUSTRIAL LAND FOR SALE

\$1,499,000

12.04 Acres

8800 WEEDPATCH HWY

LAMONT CA, 93241

174-150-18

**PLANS FOR CNG FUELING
STATION AND TRUCK
REPAIR SHOP**

174-150-30

Parcel A

174-150-31

Parcel B

174-150-32

Weedpatch Hwy



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**CENTURY 21
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Select Real Estate



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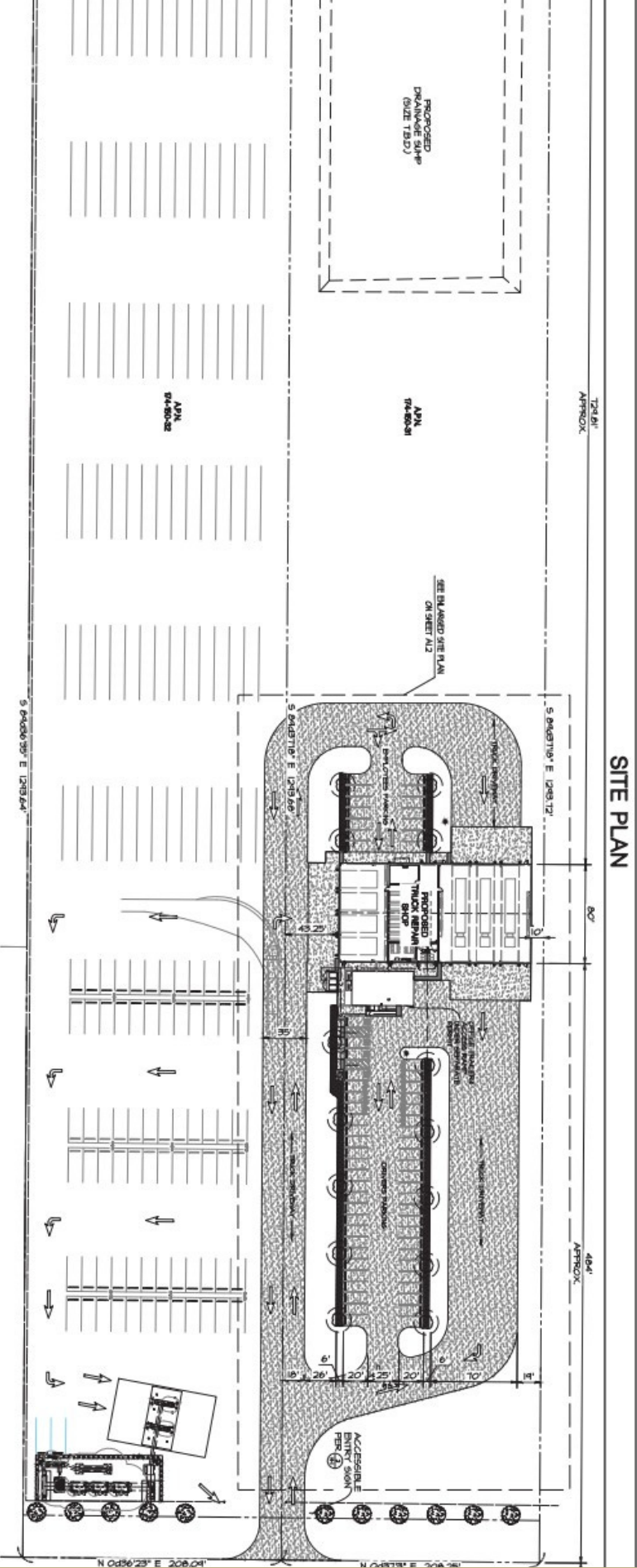
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OVERVIEW

The Offering
The Opportunity
Geographic Highlights
Approved Plans
Kern County



THE OFFERING

Hummel & Associates is pleased to present the exclusive offering of 8800 Weedpatch Hwy — 12.04 acres of M-1 Light Industrial land in Lamont, California, available as a combined acquisition or as two separate 6.02-acre parcels. What distinguishes this site from comparable vacant industrial land in Kern County is the asset embedded in the purchase price: a complete set of approved plans for a CNG truck fueling station and a 12,400 sq.ft. truck and trailer repair shop, including a CalTrans-approved driveway access.

Asking Price \$2.85 per Sq.Ft.

Both Parcels \$1,499,000

Seperately \$749,500 Each

Lot Size

Parcel A 6.02 acres

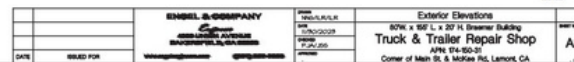
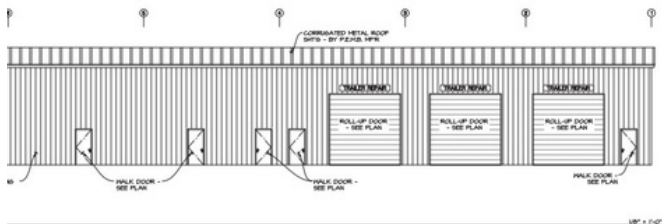
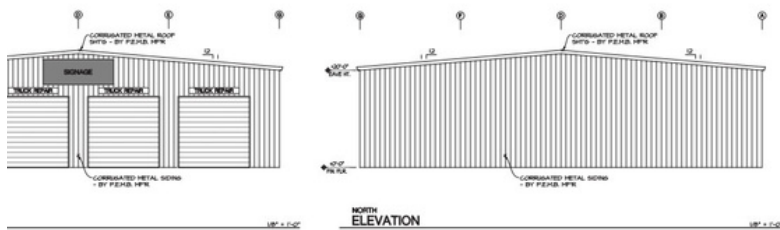
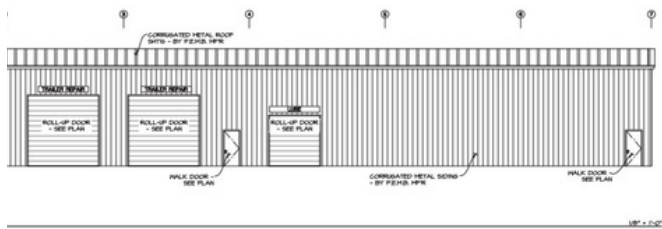
Parcel B 6.02 acres

Total 12.04 Acres

Approved Plans for CNG Truck Fueling and 12,400 sq.ft. Truck and Trailer Repair Shop with CalTrans Approval

Property Type
Industrial Land

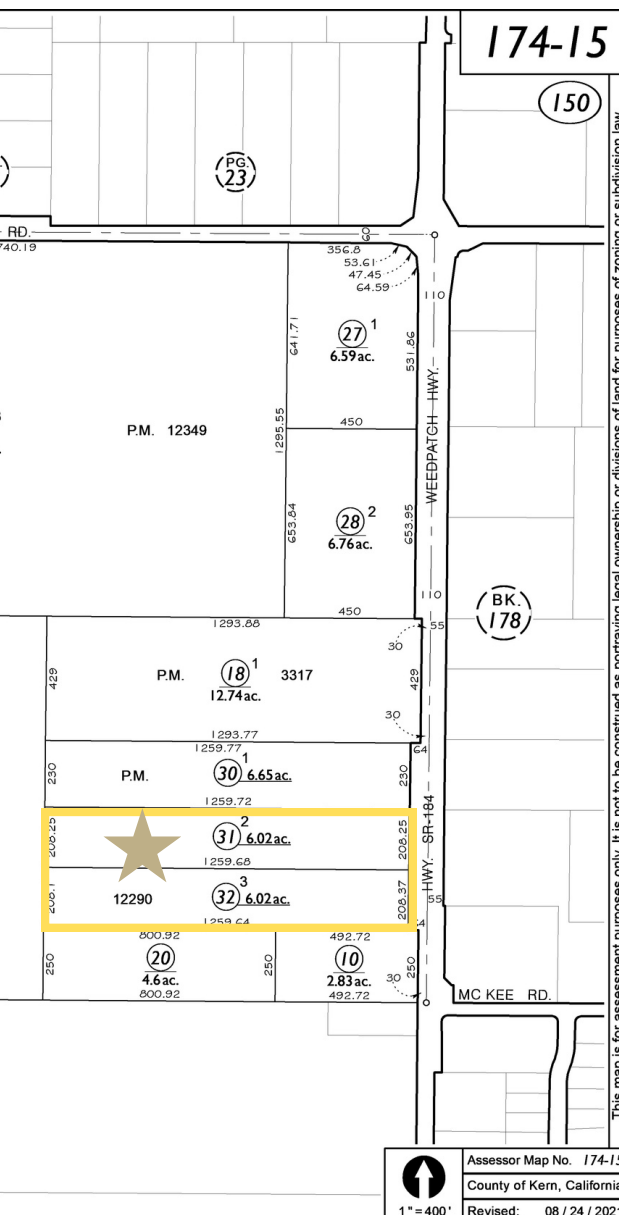
Zoning M-1 Light Industrial





THE OPPORTUNITY

The site occupies a critical node in California's San Joaquin Valley freight network — positioned on Hwy 184 (Weedpatch Hwy) in Lamont Ca within 5.3 miles of Hwy 58, 6.5 Miles of 99 Fwy and 18.3 miles of Interstate 5, directly in the path of agricultural trucking moving produce, refrigerated goods, and commodities out of Kern County, one of the the most productive agricultural counties in California. Available CNG fueling infrastructure in this specific southeast Bakersfield corridor remains scarce. The combination of entitlements and strategic location makes this a purpose-built platform for a fuel operator, fleet owner, or infrastructure investor seeking first-mover position in an underserved market.



WHY THIS SITE:

- **ENTITLEMENT VALUE:** Developing a CNG fueling station in California from bare land is not a quick exercise. Securing county land-use approvals, Plans, and CalTrans approval can take years and cost a significant amount of money in consultant, engineering, and permitting fees before a single cubic yard of earth moves. At 8800 Weedpatch Hwy, that work is done. The plans for the CNG station and the 12,400 sq.ft. repair shop transfer with the purchase of both parcels,
- **FLEXIBLE PURCHASE STRUCTURE:** The two 6.02-acre parcels are available together at \$1,499,000 or separately at \$749,500 each. A buyer acquiring only one parcel may pursue alternative industrial development under the M-1 zoning, while the full plan set transfers only with the combined purchase.
- **LOCATION VALUE:** The site fronts Hwy 184 (Weedpatch Hwy) with CalTrans-approved access, placing it within 6.5 miles of Hwy 99 to the west and Hwy 58 is 5.3 miles north. The corridor services packing houses, cold storage facilities, and distribution operations concentrated in and around Arvin, Lamont, and Bakersfield.



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GEOGRAPHIC HIGHLIGHTS

8800 Weedpatch Hwy sits at the center of California's most productive agricultural freight corridor. Kern County generates more agricultural output by dollar value than any other county in California, led by grapes, almonds, pistachios, citrus, and a substantial oil-and-gas sector that further drives heavy commercial truck activity. The Weedpatch Hwy corridor directly connects the packing houses and cold storage facilities concentrated near Arvin and Lamont with Hwy 99 — the north-south artery linking the San Joaquin Valley from Bakersfield to Fresno, Stockton, and beyond.

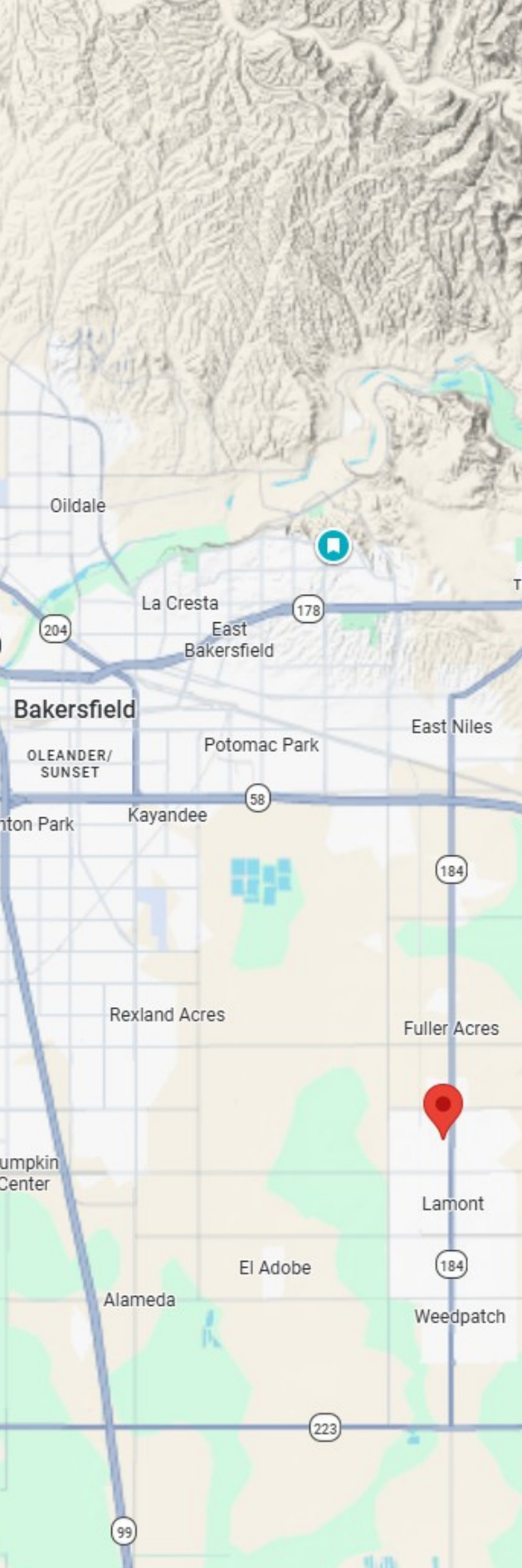
6.5 miles to the east, 99 FWY to I5 provides the fastest route over Tejon Pass into the Los Angeles Basin — the largest consumer market in the western United States. Fleet operators running refrigerated produce and time-sensitive freight on the I-5/Hwy 99 triangle pass through this exact geography daily. Bakersfield's distribution infrastructure — including major cold storage and food processing operations — is to the northwest, making the site both proximate to fueling demand and accessible to drivers repositioning between load points.

Key Geographic Highlights

- Hwy 58 – 5.3 mile
- 99 FWY – 6.5 miles
- Hwy 223 – 4.6 miles
- Interstate 5 – 18.3 miles

Nearby Landmarks

- Lamont Ca – 1.1 miles
- Bakersfield Ca – 11.9 miles
- Arvin Ca – 9.7 miles



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APPROVED PLANS

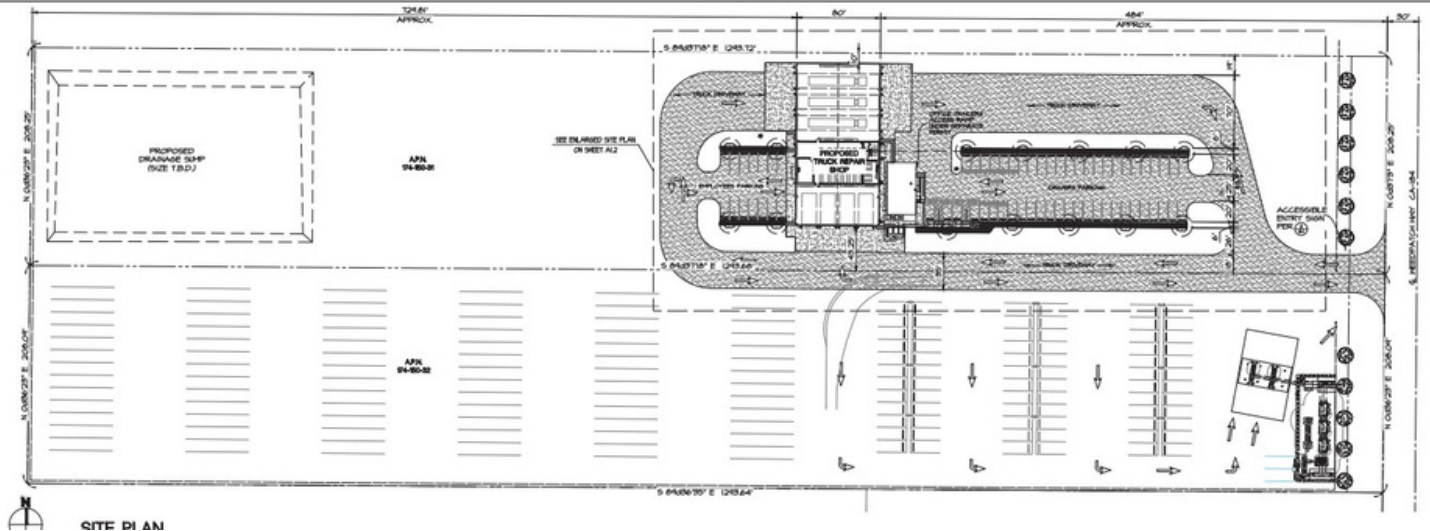


The purchase of both parcels (APNs 174-150-31, and 174-150-32) includes approved architectural and civil plans comprising two distinct facilities:

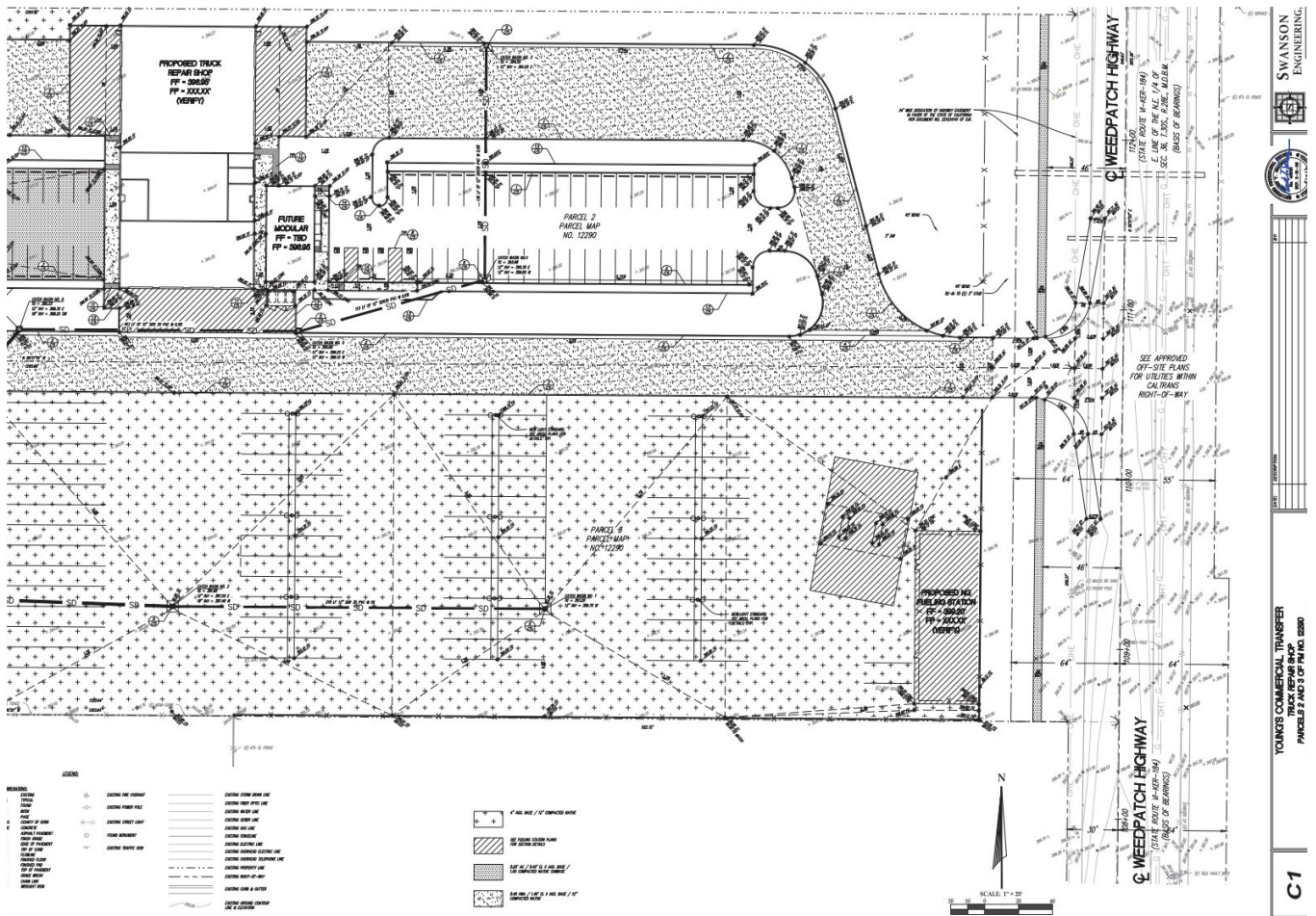
- **CNG Truck Fueling Station:** The fueling station is designed specifically for semi-truck operations, with a canopy layout and dispenser island configuration sized for the turning radius and lane requirements of tractor-trailer combinations. The site plan shows fueling lanes with sufficient stacking depth for multiple trucks queued simultaneously. The plans include the gas compression and dispensing infrastructure layout, canopy structural design, and site utilities routing. Plans were approved however the permit application has since expired. The application process would need to be restarted.
- **12,400 SF Truck & Trailer Repair Shop:** The repair building is a steel-framed structure with multiple oversized roll-up bay doors designed to accommodate trucks and full-length trailers. The bay configuration and interior clearance heights are sized for commercial truck maintenance, including brake service, electrical, and trailer repair operations. The building plans reflect the exterior elevations documented in the offering — corrugated metal roof and siding, walk doors, and a functional industrial layout suited to a full-service truck maintenance operation. Plans were approved however the permit application has since expired. The application process would need to be restarted.
- **CalTrans-Approved Access:** The civil plan set includes a CalTrans-approved encroachment permit and driveway design for the Weedpatch Hwy access point, including turn lane geometry and site circulation designed for large vehicle ingress and egress. Securing a CalTrans encroachment permit is frequently the longest lead-time item in a commercial fueling or truck service project on a state highway — this approval is already in hand.

All approvals and plan sets transfer to the buyer as part of the land purchase. The value embedded in this entitlement package — in both time saved and cost avoided — is substantial and is reflected in the pricing of the combined parcel offering.

SITE PLAN



SITE PLAN



SWANSON
ENGINEERING



YOUNG'S COMMERCIAL TRANSFER
BUSINESS CENTER
PARCELS 2 AND 3 OF PM NO. 2280

C1



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KERN COUNTY

At A

GLANCE

#2 LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#1 in Agricultural
Production Nationwide



#3 in Economic
Diversity
Nationwide



#4 in STEM
Jobs
Nationwide



OVER 50 MAJOR DISTRIBUTION
CENTERS



The industrial submarket immediately surrounding the subject site is anchored by agricultural operations: packing houses and cold storage facilities in Arvin and Lamont.

Major cold storage and food distribution operators maintain facilities are located in the Bakersfield metro, generating daily truck movements between the growing areas along Weedpatch Hwy and regional distribution hubs.

Kern County is California's #1 agricultural producing county by annual output value, a distinction it has held consistently, driven by a diversified agricultural base that includes table grapes, wine grapes, almonds, pistachios, citrus, carrots, and a significant oil-and-gas sector concentrated in the western Kern oil fields and virtually all of that output moves to market by truck.

THE ENERGY CAPITAL OF CALIFORNIA
Largest Provider of Oil & Renewable Energy in the State

75%



60%



#1 Largest
Wind Farm
in the U.S.



#1 Largest Battery
Energy Storage
System in the World



#14 Oil-Producing
County in
the Nation

OVER 50 WORLD TECH
"FIRSTS"
NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST COMMERCIAL SPACE
PORT IN U.S.
MOJAVE AIR & SPACE
PORT AT RUTAN
FIELD



1ST SPACE SHUTTLE
LANDING
EDWARDS AIR
FORCE BASE



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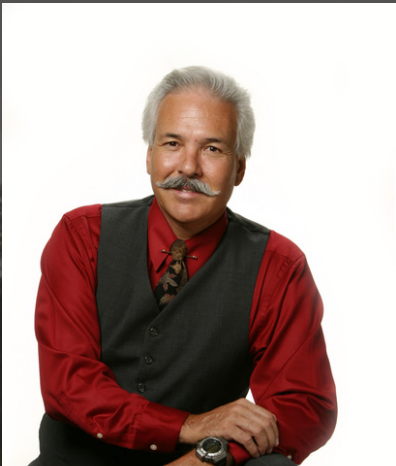
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