

185 Lots - Country Club Infill - Bakersfield



Howard Hamlin
DRE# 00824557

562-537-5840
howard@hamlingooding.com

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185 Lot Infill - Bakersfield



Document Folder: <https://www.dropbox.com/sh/61bludoyvahvkr2/AAARsJT4XC7btqoz82pKmM1va?dl=0>

Description: Located inside the gated Rio Bravo CC, this infill VTTM consists of 185 affordable by design lots surrounded by the golf course.

Final Engineering: Grading, Drainage, Sewer, Street and Utility Plans are substantially completed.

Access / Location: Located inside the gated community of Rio Bravo Country Club, off Hwy 178.

HOA Dues: Master Association is \$52.51 per month Sub-Association to be determined

Address: [14501 Casa Club Dr. Bakersfield, CA 93306](#)

Schools:

School	Grades	State Rank	Distance
Cesar Chavez	K-6	8/10	4 Miles
Fletcher Elementary	K-5	6/10	4 Miles
Cato Middle	7-8	4/10	4 Miles
Foothill High	9-12	5/10	7 Miles

Lot Size: 3,500sf - 35'x100'

Entitlements: Vesting Tentative Map #6763 for 185 lots expires in November 2022

Premiums: 46 lots are on the golf course.



Why Buy Bakersfield Infill



- Build for rent or for sale community.
- Inside a gated community.
- Final Engineering substantially approved.
- Surrounded by a championship golf course.
- 46 lots on the golf course.
- Bakersfield is the County seat for Kern County.
- Flat site.
- Diverse Economy consisting of Ag, Oil, and Government.
- The product is affordable by design.

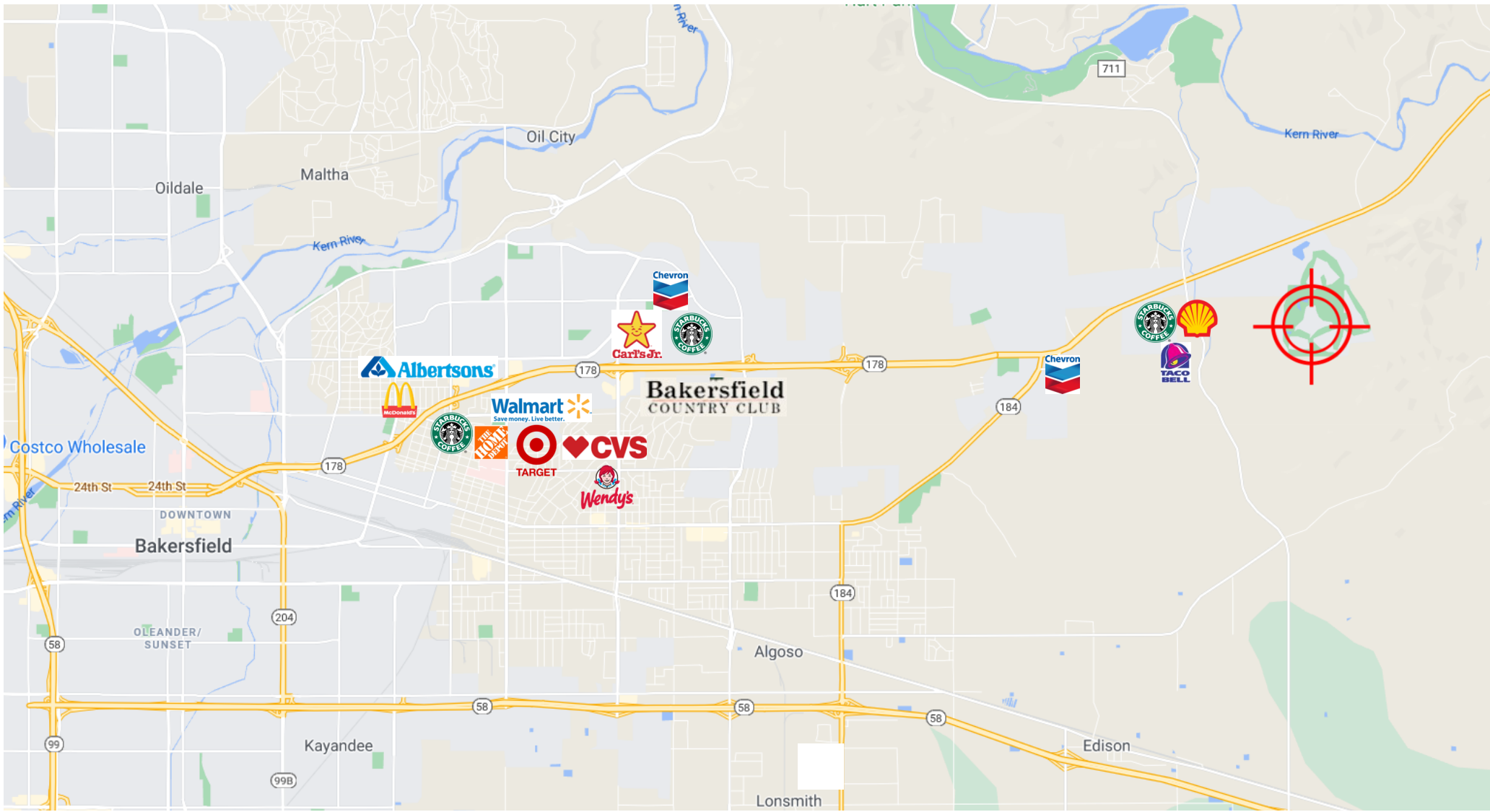
185 Lot Infill - Bakersfield



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Nearby Retail



Rio Bravo Country Club

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Rio Bravo is an 18-hole championship golf course designed by Robert Muir Graves. The course follows the natural terrain that hugs the foothills of the Sierra Nevada mountain range. Monthly Membership runs \$350.



Custom Homes Surrounding Site



Mesa Marin Sports Complex

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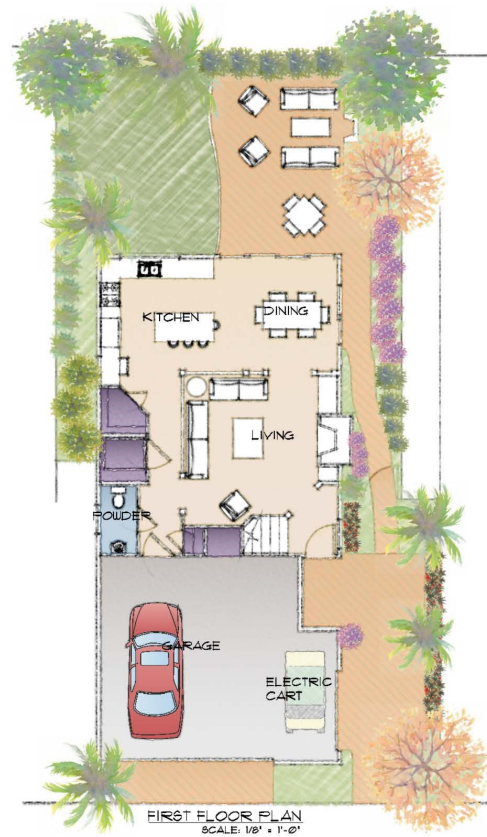
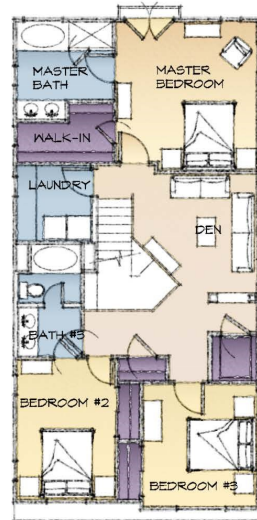
The nearby 20 acre sports complex has 4 softball fields, covered picnic areas with BBQ's, a dog park, and a playground that includes a water park.



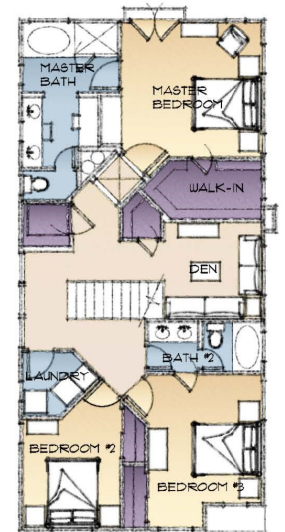
Unit Plans Version 1



PLAN "A"



PLAN "B"

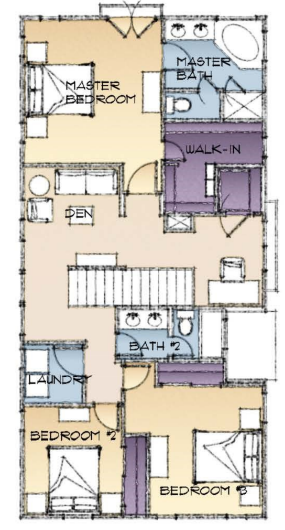


Unit Plans Version 1

PLAN "C"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN "D"

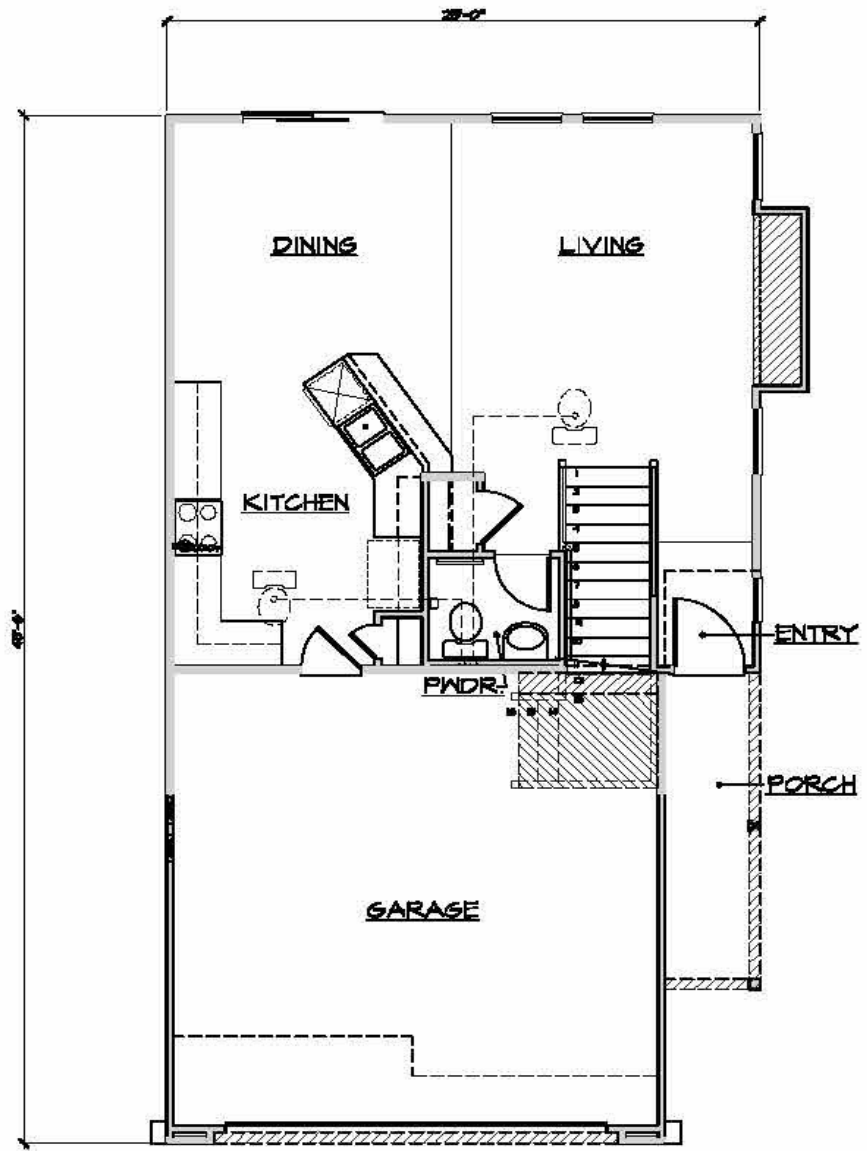


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



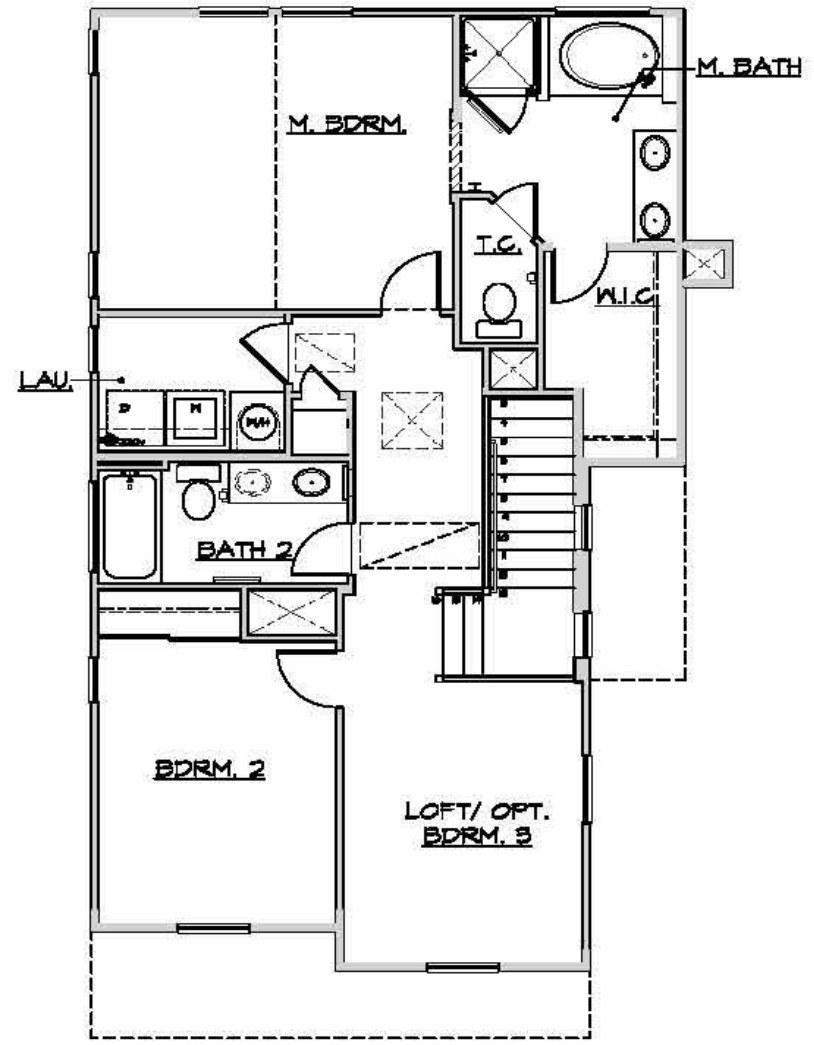
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Unit Plan Version 2



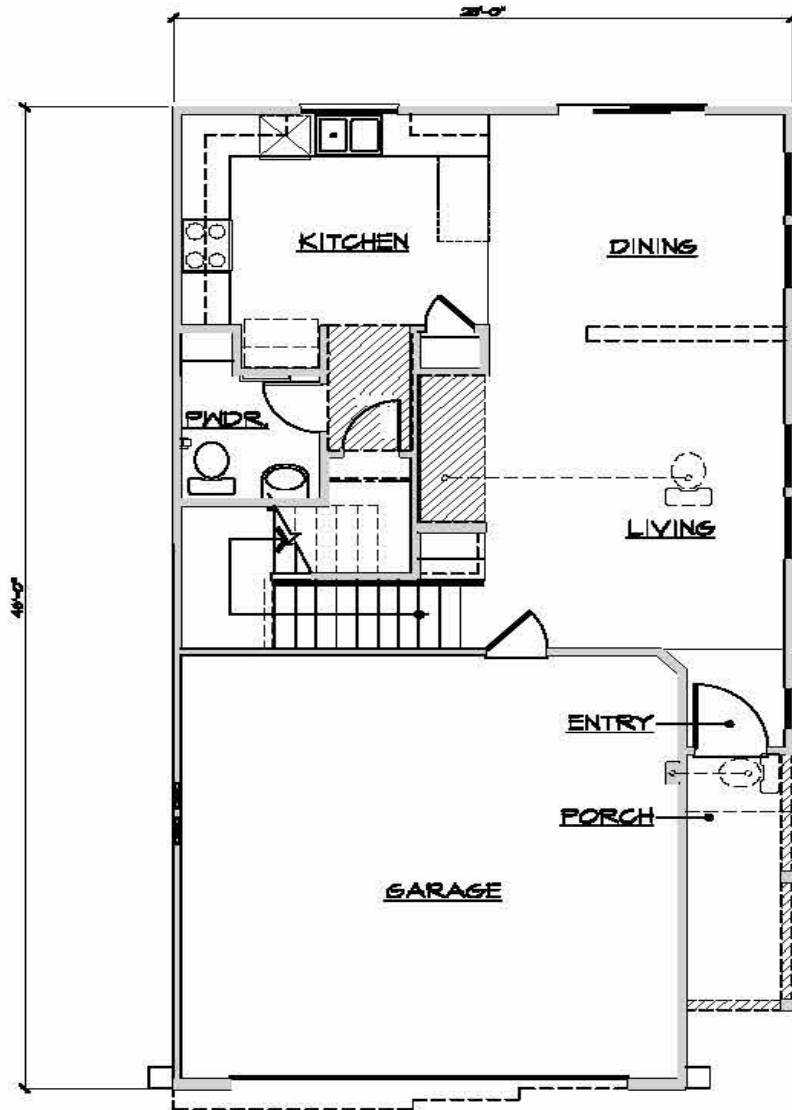
FIRST FLOOR PLAN

1,531 sqft

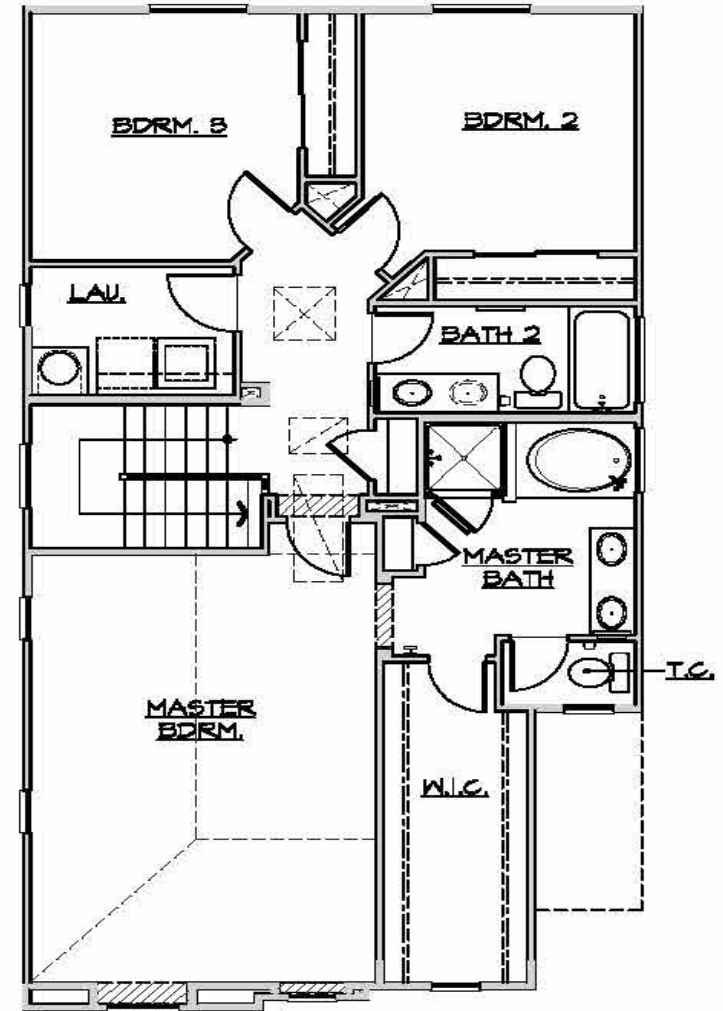


SECOND FLOOR PLAN

Unit Plan Version 2



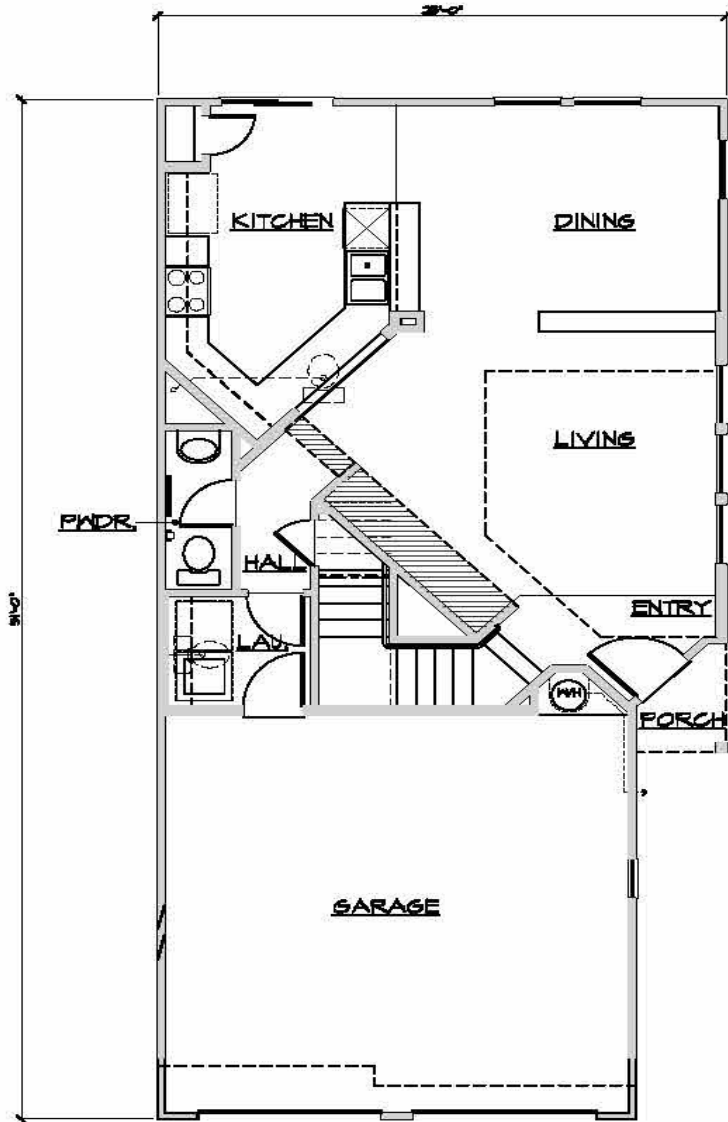
FIRST FLOOR PLAN



SECOND FLOOR PLAN

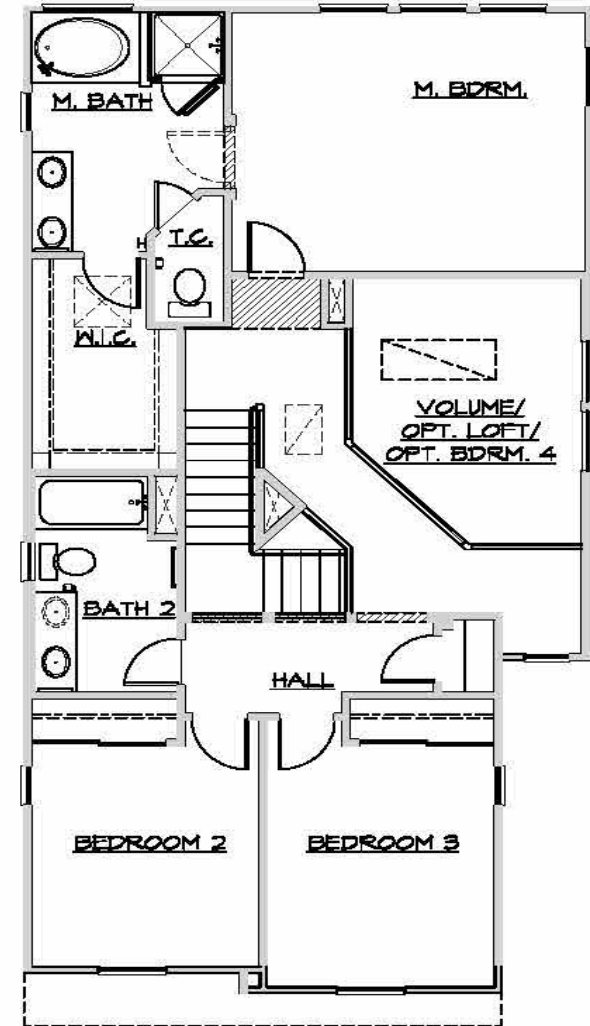
1,697 sqft

Unit Plan Version 2



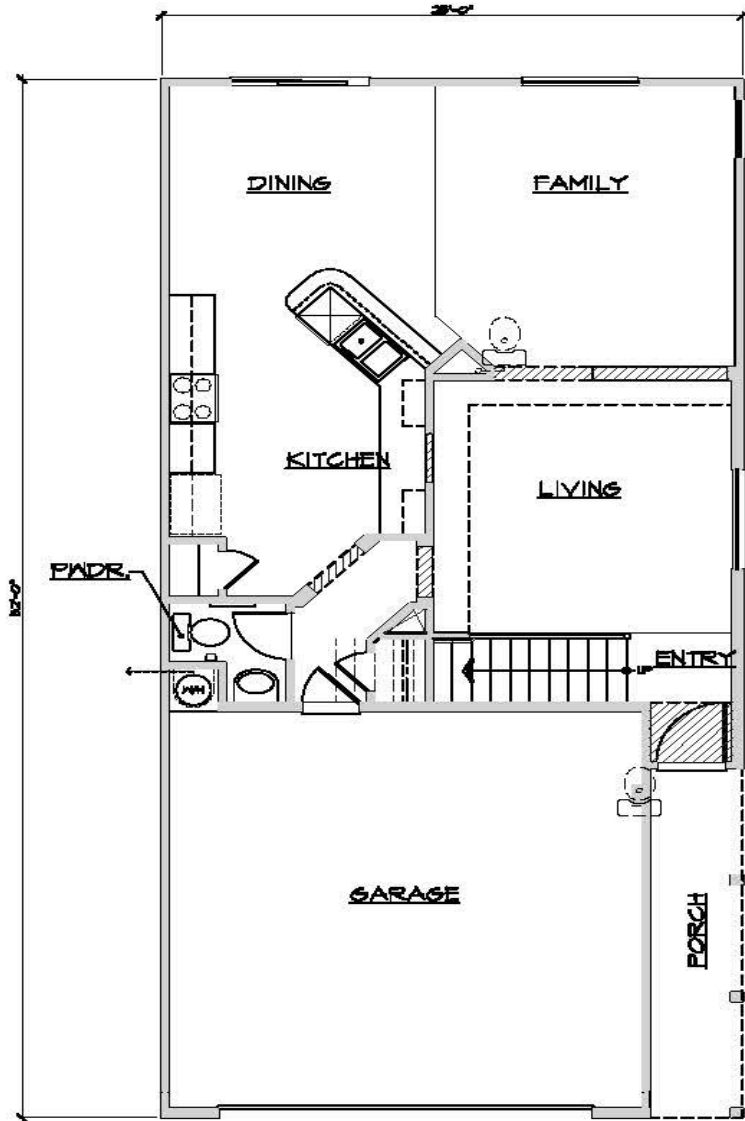
FIRST FLOOR PLAN

1,864 sqft

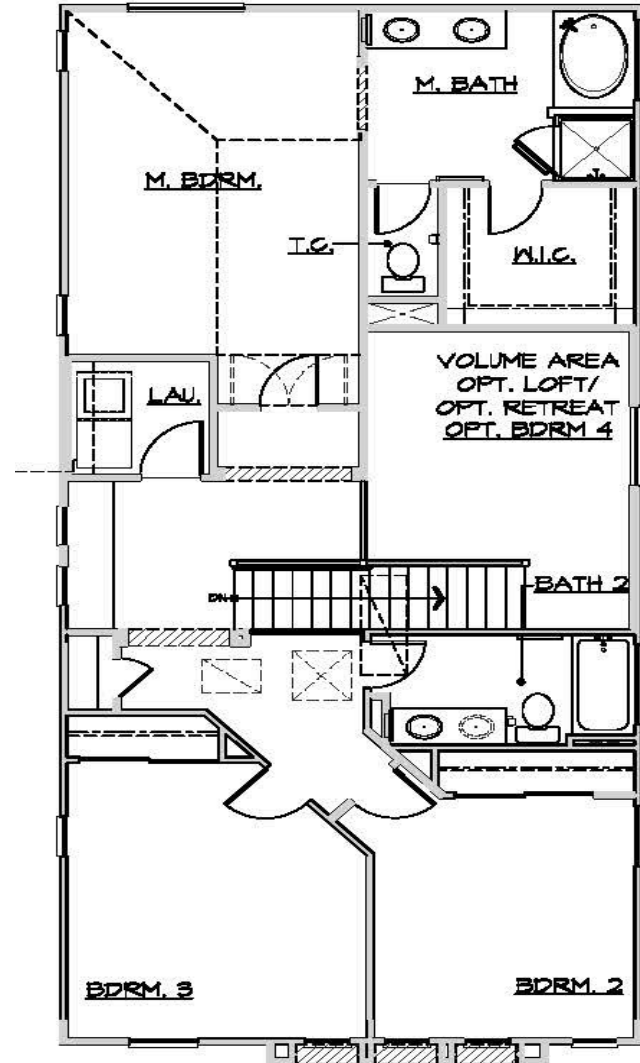


SECOND FLOOR PLAN

Unit Plan Version 2



FIRST FLOOR PLAN



SECOND FLOOR PLAN

2,146 sqft

Nearby Schools



Cesar Chavez (K-6)

4201 Mesa Marin Dr.
8/10 - State Ranking

Fletcher (K-5)

9801 Highland Knolls Dr.
6/10 - State Ranking

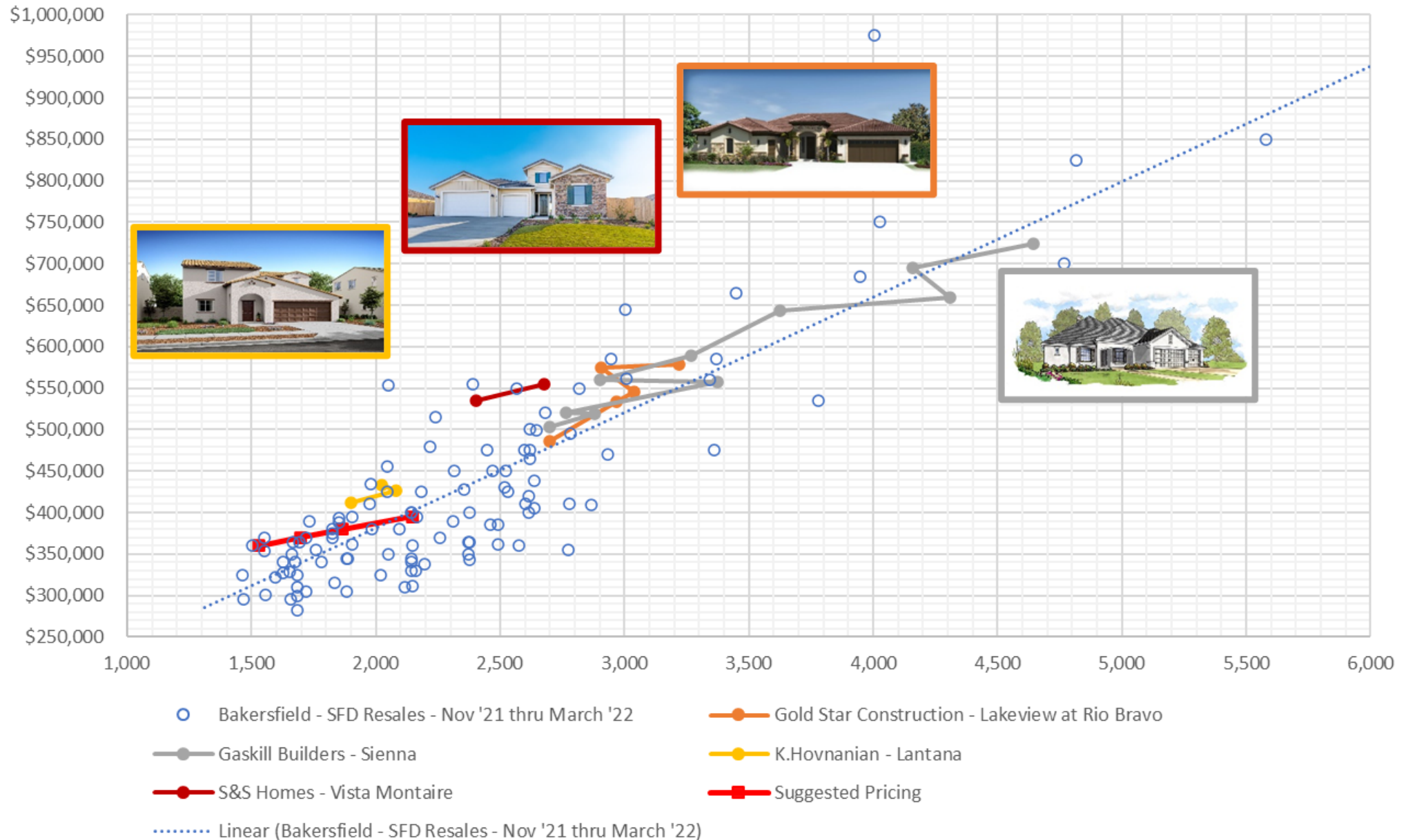
Cato (7-8)

12381 Dale St.
8/10 - State Ranking

Foothill (9-12)

501 Park Dr.
7/10 State Ranking

Market Data



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