



For Sale  
**1.95 Acre Finished Parcel  
in Gosford Business Park**

8503 Scobee St | Bakersfield, CA

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# Property Overview

## Sales Price:

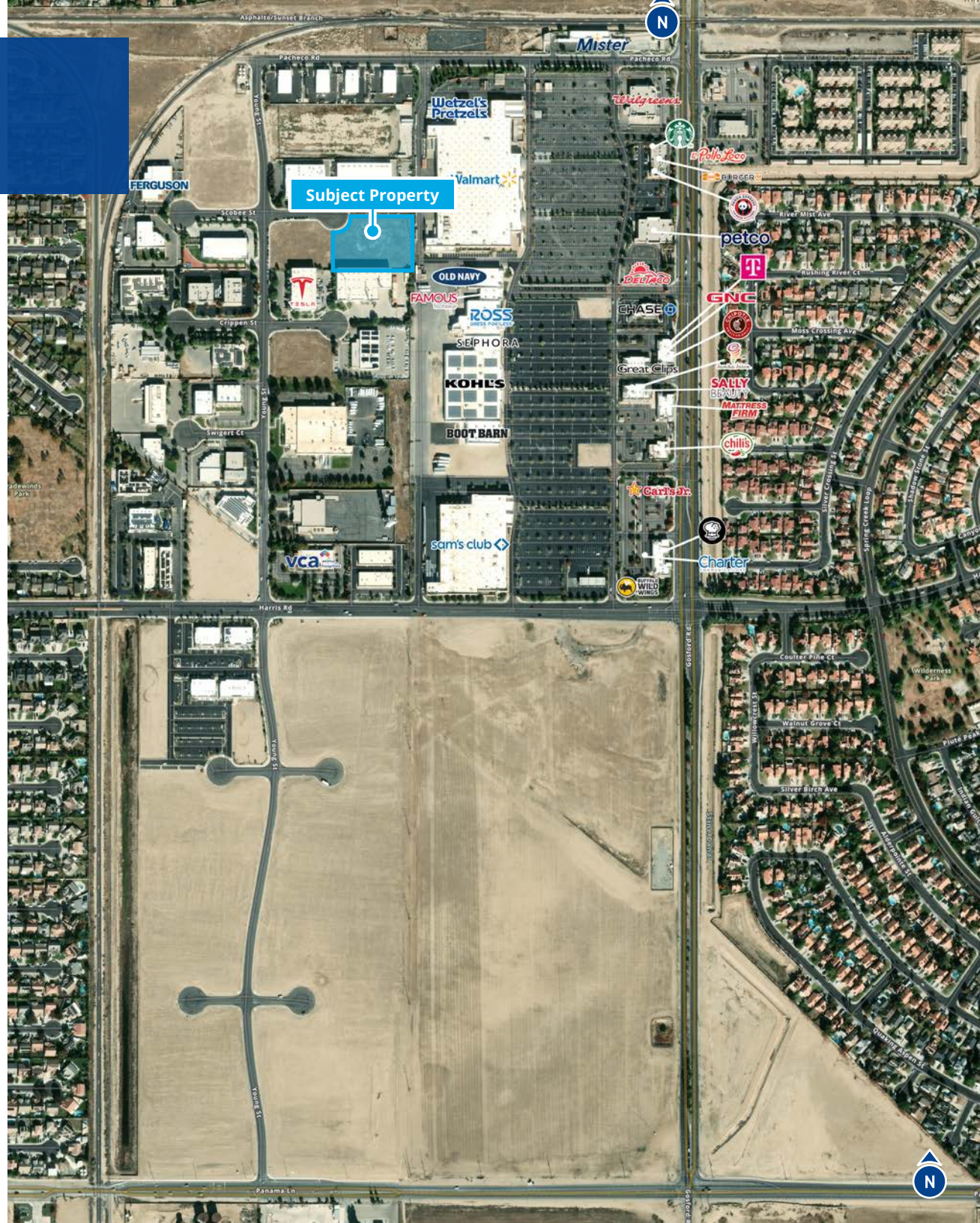
\$1,146,717 (\$13.50/sf)

## Available:

Land: +/- 1.95 acres  
APN: 545-030-17

## Property Highlights:

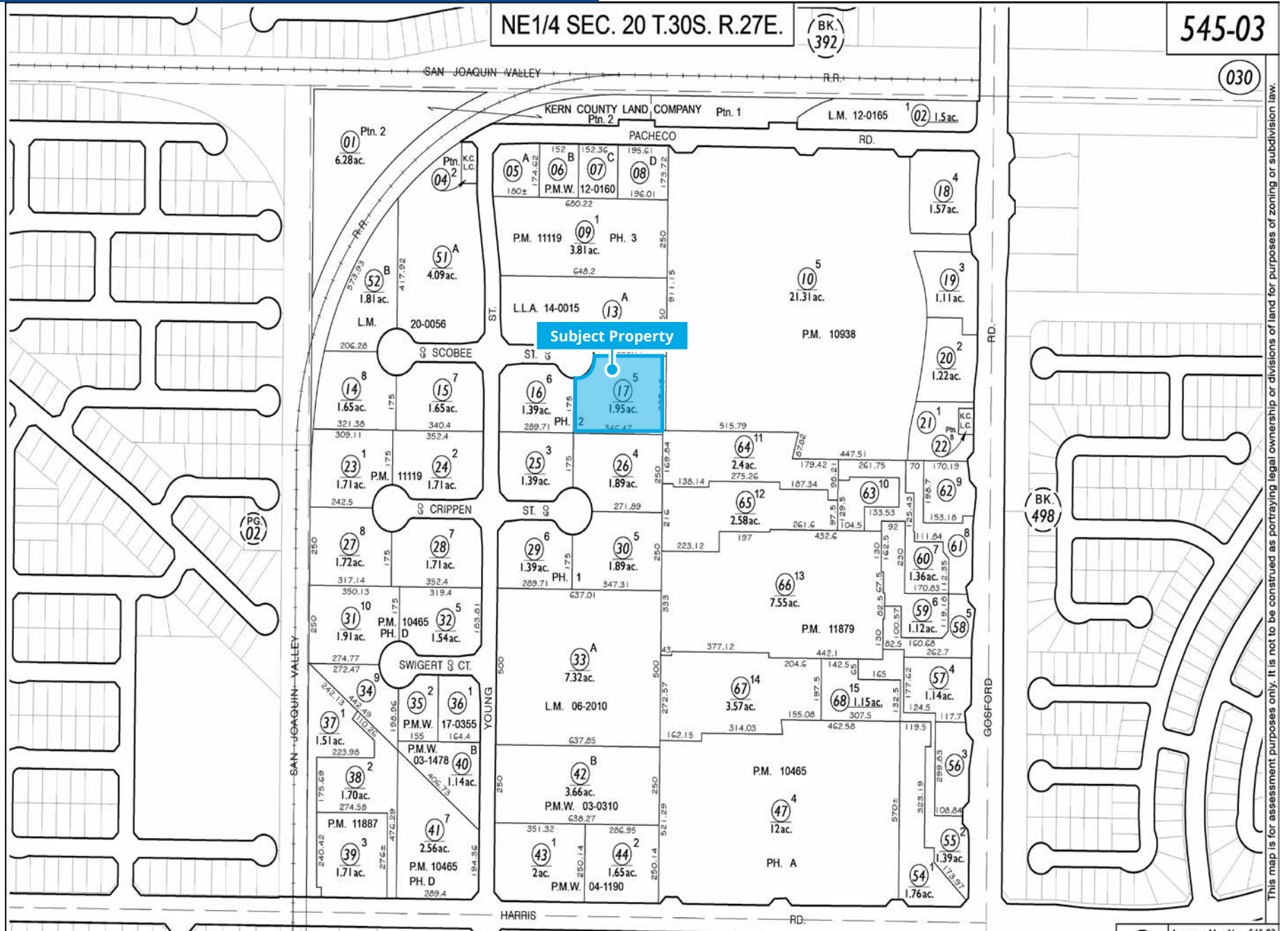
- Approximately 1.95 Acres (84,942 SF)
- Zoned - M2 Medium Manufacturing, City of Bakersfield
- Fully finished parcel with all utilities stubbed to site with conduit for power
- Located approximately 2 miles west of Hwy 99 with two (2) truck routes available on White Ln & Panama Ln
- Parcel can be combined with parcel 16 for a total of 3.34 acres
- Seller financing available with approved credit
- Seller will also consider build to suit options
- Utilities:
  - Water: California Water Service
  - Gas: PG&E
  - Sewer: City of Bakersfield
  - Electric: PG&E





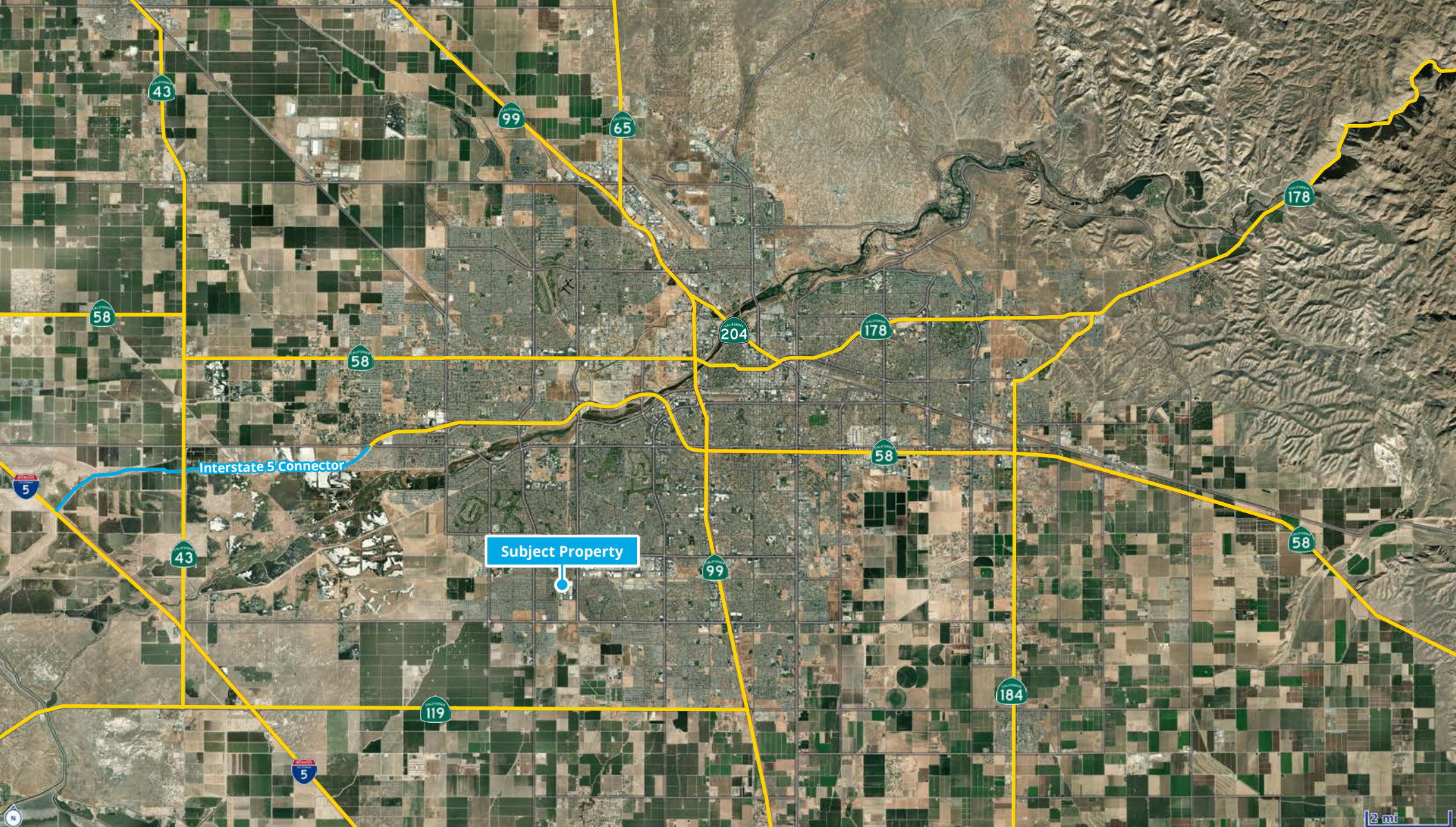
# APN Map

8503 Scobee St | Bakersfield, CA



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.





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# KERN COUNTY AT A GLANCE

**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 ENERGY CAPITAL OF CALIFORNIA

Largest Provider of Oil & Renewable Energy in the State

**70%**  **60%** 

**#1**  LARGEST WIND FARM IN THE U.S. **2<sup>ND</sup>**  LARGEST SOLAR FARM IN THE U.S. **#7**  OIL-PRODUCING COUNTY IN THE NATION

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

**1<sup>ST</sup>** COMMERCIAL SPACE PORT IN U.S.   
MOJAVE AIR & SPACE PORT AT RUTAN FIELD

**1<sup>ST</sup>** SPACE SHUTTLE LANDING   
EDWARDS AIR FORCE BASE



**Population**  
1 Mile: 14,407  
3 Mile: 104,052  
5 Mile: 223,424



**Daytime Population**  
1 Mile: 11,870  
3 Mile: 84,968  
5 Mile: 194,203



**Average HH Income**  
1 Mile: \$110,632  
3 Mile: \$119,100  
5 Mile: \$107,839



**Median Age**  
1 Mile: 31.3  
3 Mile: 32.9  
5 Mile: 32.7



**Households**  
1 Mile: 4,135  
3 Mile: 32,549  
5 Mile: 71,007



**Businesses**  
1 Mile: 267  
3 Mile: 2,447  
5 Mile: 6,286



Source: kenedc.com

— Roads — Drive Time



Source: kenedc.com

— BSNF Railroad — Union Pacific Railroad — Roads - - Drive Time

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