

LAND FOR SALE

COMMERCIAL DEVELOPMENT LAND: 3 PARCELS TOTALING ±4.1 ACRES

43501 6th Avenue, Corcoran, CA 93202



Sale Price

\$100,000

PROPERTY HIGHLIGHTS

- ±4.1 Acres of Land in Kings County
- Flexible Zoning That Allows Many Uses
- Easy Access From West Side Fwy
- Located Across From Kern River Channel
- Private Location On Open Land
- Seller-Carry Financing Available
- Parcel A : ±1.1 Acres
- Parcel B : ±1 Acres
- Parcel C : ±2 Acres

OFFERING SUMMARY

Lot Size: ±4.1 Acres
Parcel A: ±1.1 Acres
Parcel B: ±1 Acres
Parcel C: ±2 Acres
Available SF: ±178,569
Number of Units: 3
Zoning: AG - 40 (General Agriculture)
APN'S: 046-390-055,
046-390-057,
046-370-033

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KEVIN LAND

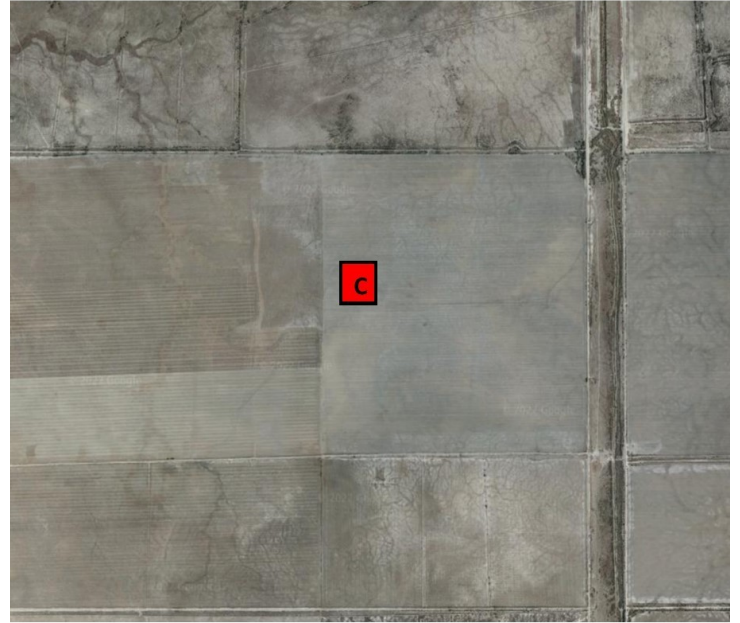
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KW COMMERCIAL
740 W Alluvial Ave #102
Fresno, CA 93711

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PROPERTY DESCRIPTION

Three (3) parcels on commercial development land in Corcoran California totaling ±4.1 acres. The parcel sizes are, ±1.1 Acres (±47,916 SF), ±1 Acre (±43,560 SF), and ±2 Acres (±87,120 SF) on APN's 046-390-055, 046-390-057, and 046-370-033. All parcels total ±4.1 Acres (±178,596 SF) of vacant land zoned General Agriculture. Located near CA-5 ramps between Kettleman City and Bakersfield. Parcels are in close proximity to each other on open land with great potential.

LOCATION DESCRIPTION

Located in Corcoran, CA. North of Utica Avenue, east of 6th Avenue, south of Kern Lake Preserve and west of West Side Fwy. Nearby major cities include Bakersfield, Visalia, Tulare, Lemoore, Kettleman City, Hanford, and many others.

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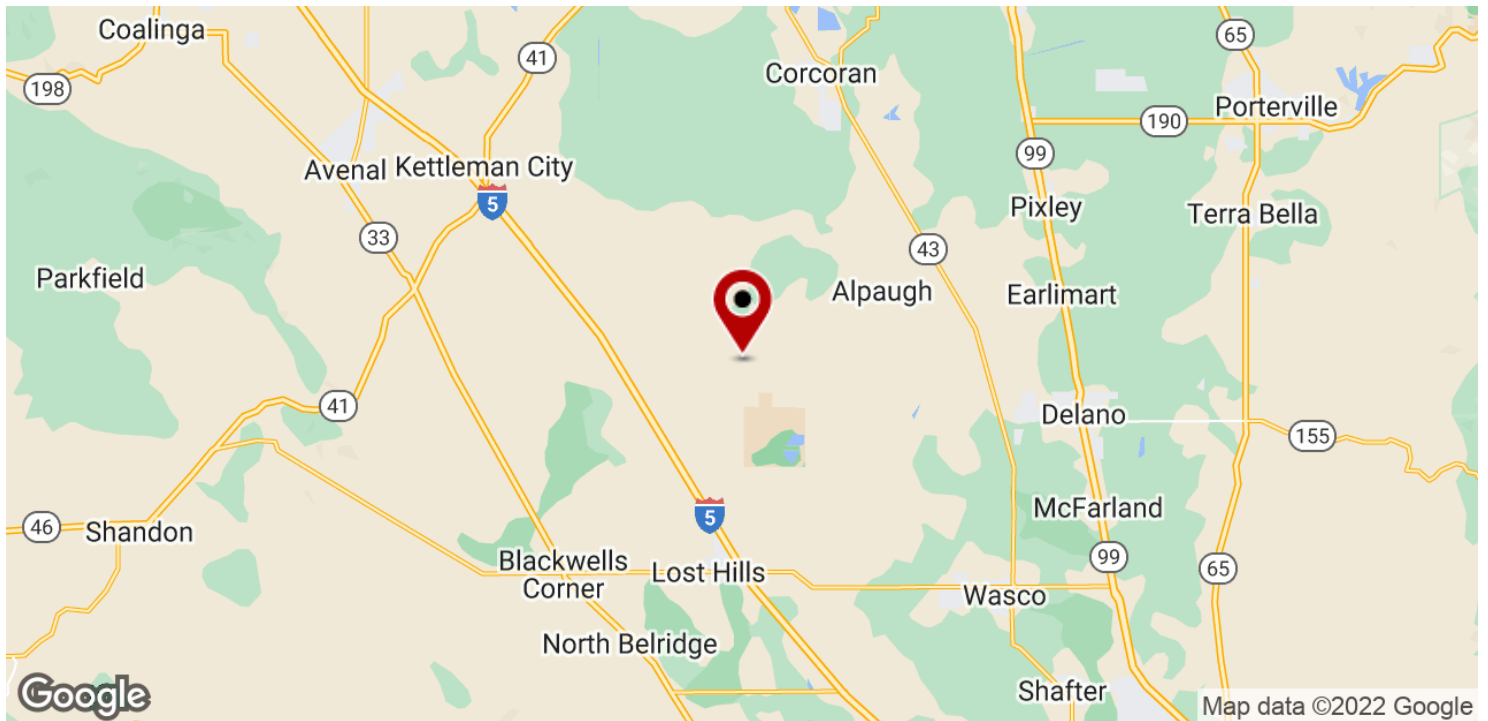
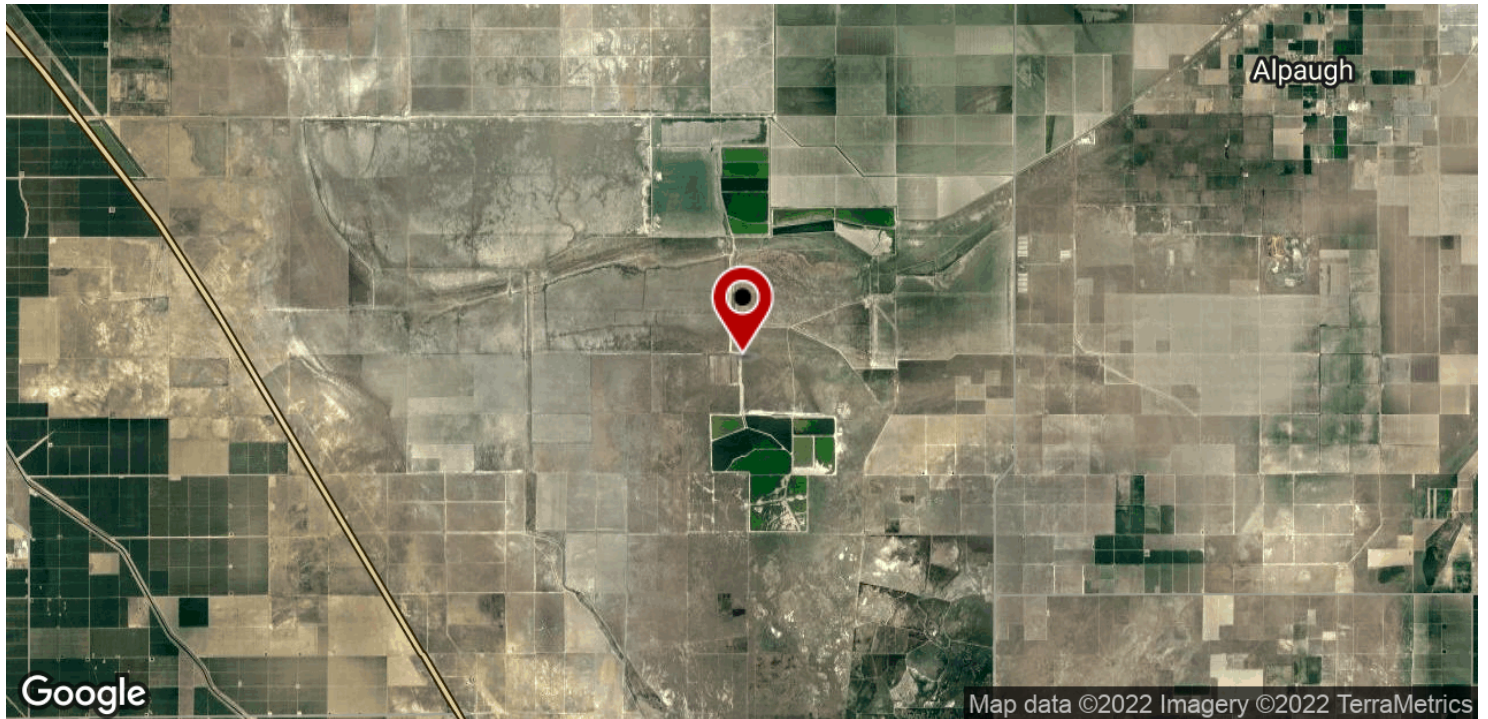
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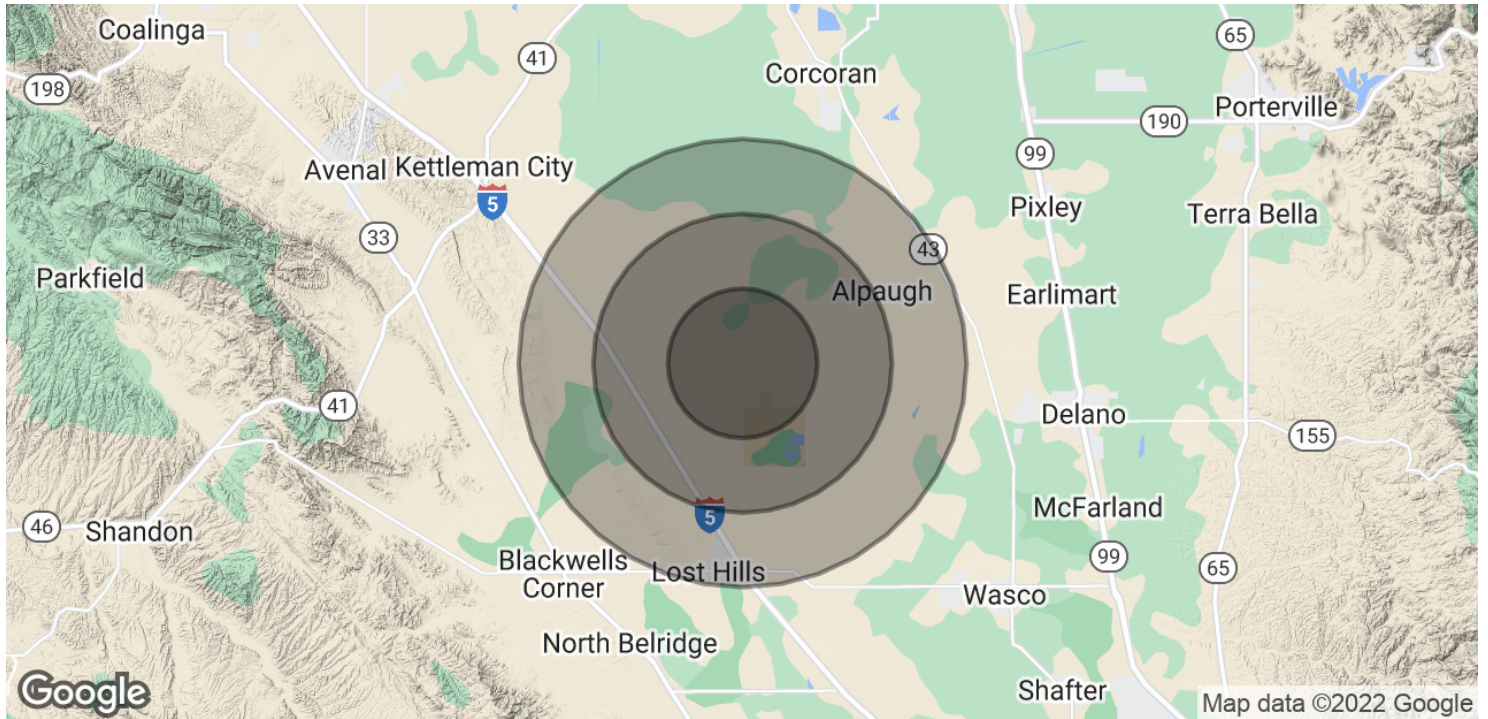
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	74,889	104,665	125,657
Average Age	33.2	33.8	33.1
Average Age (Male)	32.2	32.8	32.4
Average Age (Female)	34.0	34.4	33.7

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	25,415	36,063	42,264
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$71,971	\$75,630	\$73,928
Average House Value	\$222,644	\$235,689	\$231,107

* Demographic data derived from 2020 ACS - US Census

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