

FOR SALE ► LAND

+/- 17.4 AC AVAILABLE

Morning Dr & Panorama Dr | Bakersfield, CA 93306

APN: 531-011-04

PROPERTY DETAILS

- SALE PRICE: \$4,168,692.00 (\$5.50/PSF)
- TOTAL LOT AVAILABLE: +/- 17.4 AC GROSS PROPOSED TO BE 2 BLOCKS:
#1: +/- 6.6 AC | #2: +/- 10.8 AC
- APN: 531-011-04, COUNTY OF KERN
- ZONING: C1, CITY OF BAKERSFIELD
- LOCATED IN NORTHEAST BAKERSFIELD NEAR NEWLY CONSTRUCTED RESIDENTIAL DEVELOPMENT
- LIMITED RETAIL COMPETITORS IN THE VICINITY
- ADJACENT TO US 178 MORNING DR. ON/OFF RAMP

DEMOGRAPHICS (1.5 SQ MI RADIUS FROM SITE)

KEY FACTS	
POPULATION	6,274
MEDIAN AGE	35.4
MEDIAN DISPOSABLE INCOME	\$66,024
INCOME	
MEDIAN HOUSEHOLD INCOME	\$82,890
PER CAPITA INCOME	\$34,994
MEDIAN NET WORTH	\$204,861



OLIVIERI COMMERCIAL GROUP
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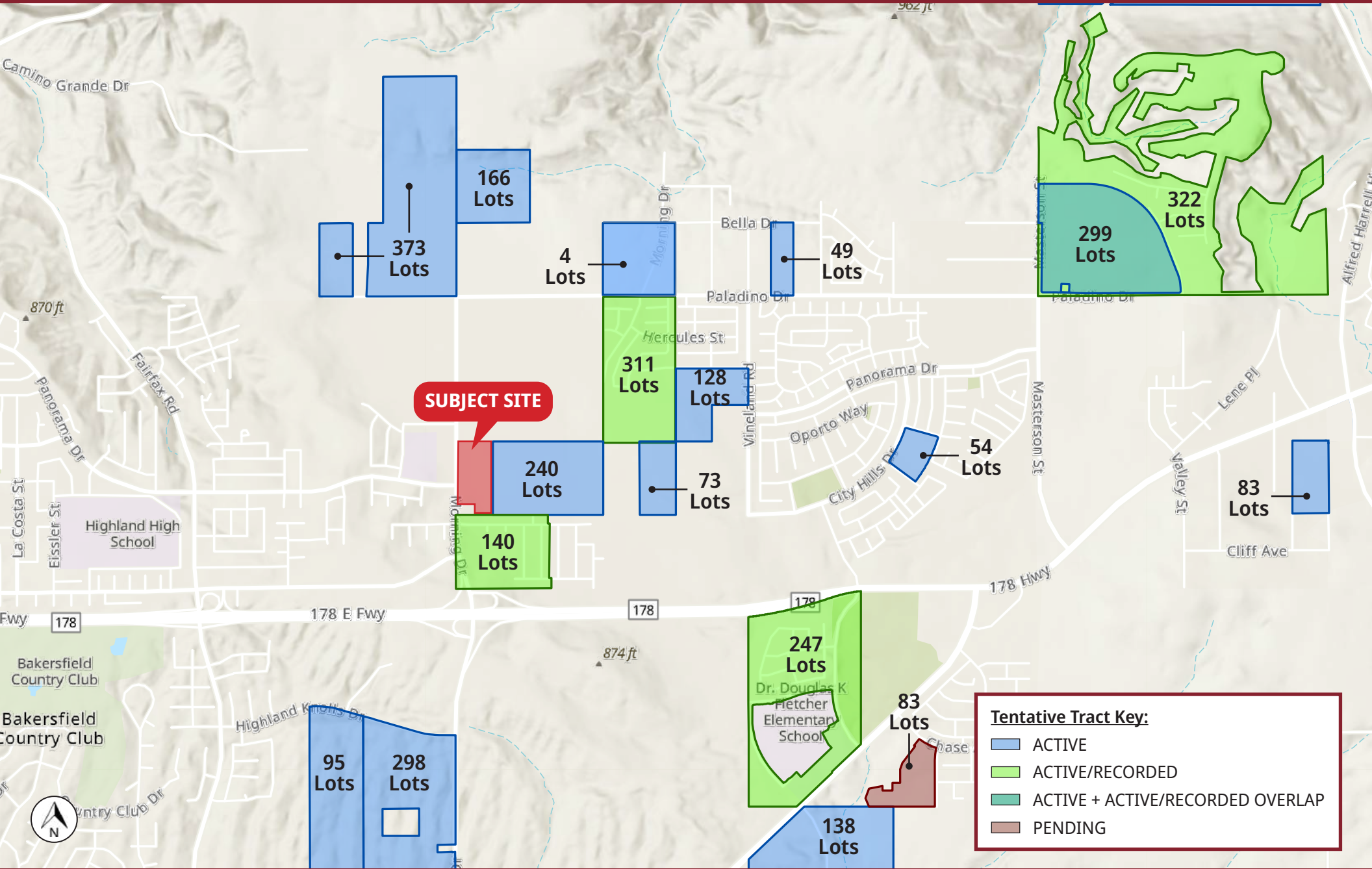
For additional information please contact:

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NATIONAL RETAIL BRANDS	
BRAND	DISTANCE FROM SITE
FoodMaxx	2.29 mi
Vallarta Supermarkets	2.42 mi
Target	2.45 mi
Walmart	2.83 mi
Albertsons	3.02 mi
Foods Co.	3.52 mi

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determined to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.



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