



Highway 58 - 44,500 AADT

E Brundage Ln - 1,644 AADT

For Sale | \$4,600,000
15.7 Acres of M-2 PD Land
with Highway Frontage
E Brundage Ln | Bakersfield, CA

Contact Us:

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Property Overview

The subject site is located directly adjacent between Highway 58 and East Brundage Lane. The property provides excellent freeway visibility and convenient access to Highway 99 and soon to be connected to Interstate 5.

Sales Price:

\$4,600,000

**Parcels available separately (\$7.00/sf)*

Available:

15.7 acres of M-2 PD industrial land

Property Highlights:

- Highway 58 visibility
- High traffic counts
- M-2 PD zoning
- Surrounding new commercial and residential developments
- Two 7+ acre parcels located in County of Kern
- APN: 177-140-73-00-2 & 177-140-74-00-5
- Freeway signs: not included
- Utilities:
 - Water: East Niles Water District - 10"
 - Electric: PG&E
 - Gas: PG&E
 - Sewer: East Niles Water District - 18"



Demographics



Population
 1 Mile: 4,255
 3 Mile: 48,770
 5 Mile: 128,340



Median Age
 1 Mile: 29.0
 3 Mile: 29.0
 5 Mile: 29.3



Households
 1 Mile: 1,134
 3 Mile: 13,159
 5 Mile: 37,192



Average HH Income
 1 Mile: \$89,193
 3 Mile: \$72,492
 5 Mile: \$72,768



Employees
 1 Mile: 2,725
 3 Mile: 10,705
 5 Mile: 26,978



Businesses
 1 Mile: 130
 3 Mile: 725
 5 Mile: 2,320



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.



2ND 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



1ST COMMERCIAL SPACE PORT IN U.S.

MOJAVE AIR & SPACE PORT AT RUTAN FIELD

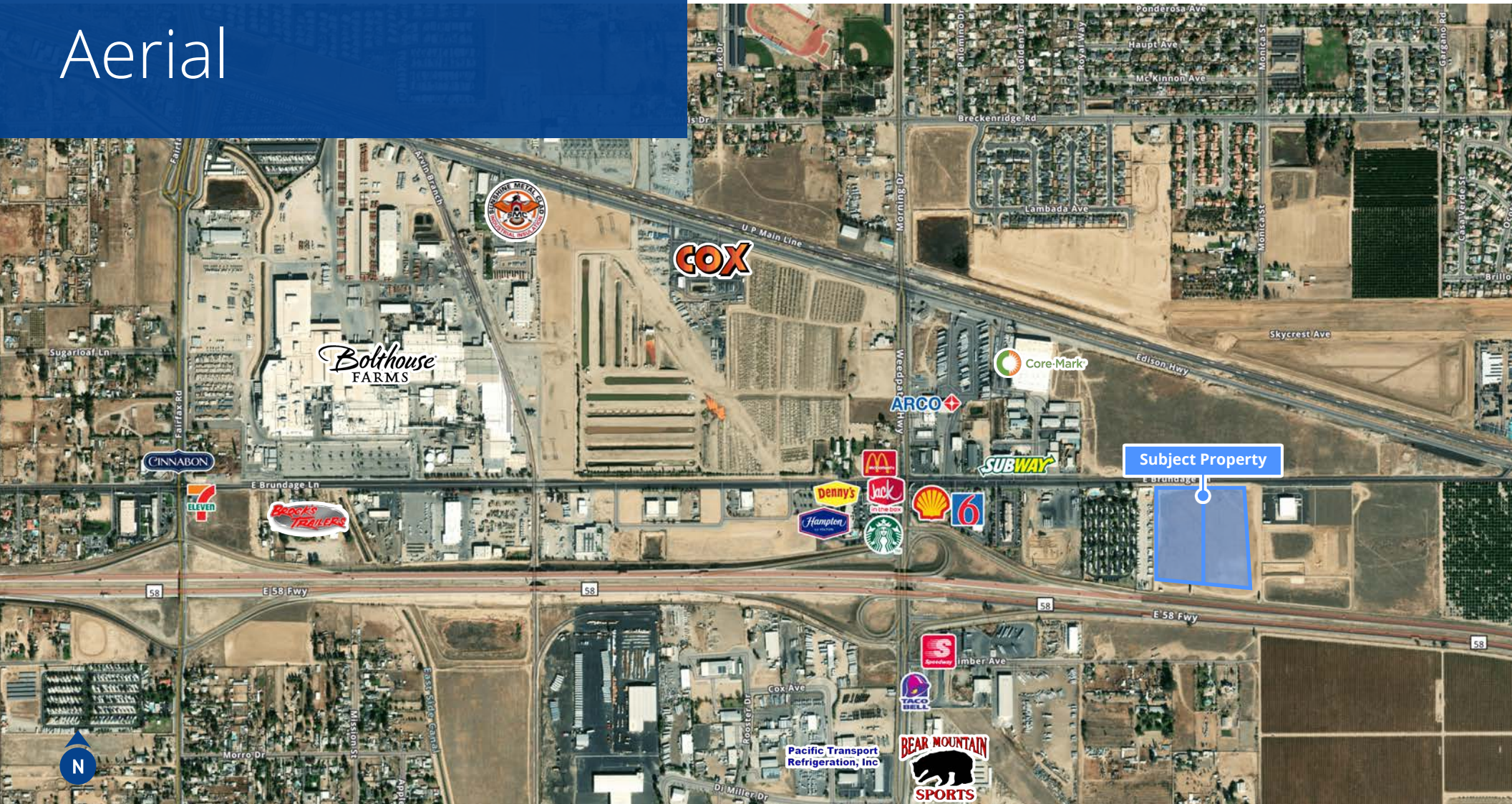


1ST SPACE SHUTTLE LANDING

EDWARDS AIR FORCE BASE



Aerial



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