



McMurtrey Ave
 ± 2.18 Acres
 APN: 482-120-63
 & 482-120-67



Seller Carry Financing Available!
 For Sale | \$1,338,000
 ± 2.18 Acres M-2 PD Land

McMurtrey Ave | Bakersfield, CA

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Colliers International
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Property Overview

The subject property is strategically located just behind the Holiday Inn Express & Suites near Highway 99. The surrounding area is home to a strong mix of industrial and logistics users, making it an ideal location for development. The site is conveniently positioned approximately 2 miles from Meadows Field (BFL) Bakersfield Airport, providing excellent regional access.

Sales Price:

\$1,338,000

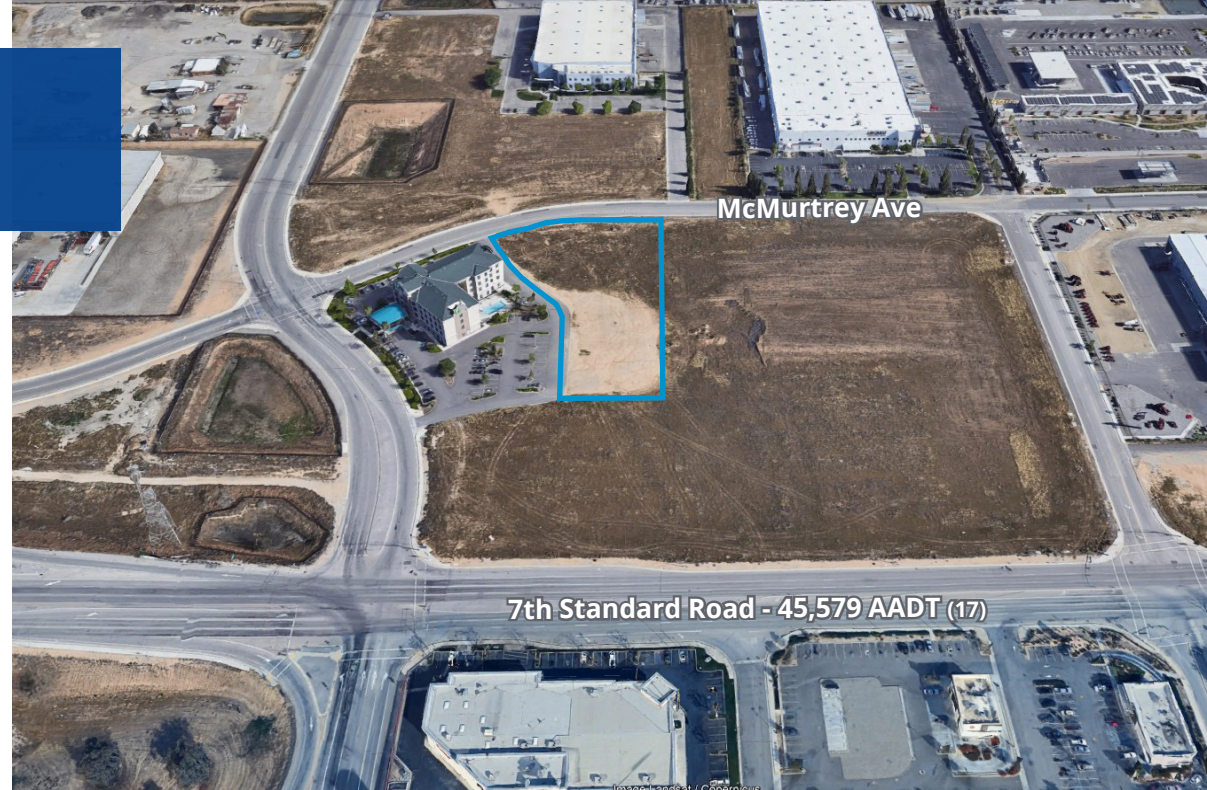
**Seller Carry Financing Available, Contact Broker for further information*

Available:

± 2.18 acres of M-2 PD industrial land

Property Highlights:

- Prime location with direct access to Highway 99
- Surrounded by established industrial and logistics users
- Area experiencing new commercial and industrial development
- Potential for hotel or related commercial use
- Fully finished lots
- Utilities stubbed to site
- Utilities:
 - Water: Oildale Mutual Water Co.
 - Electric: PG&E
 - Gas: SoCal Gas



Demographics



Population
 1 Mile: 22
 3 Mile: 46,818
 5 Mile: 115,726



Median Age
 1 Mile: 38.8
 3 Mile: 36.6
 5 Mile: 35.5



Households
 1 Mile: 7
 3 Mile: 16,504
 5 Mile: 39,995



Average HH Income
 1 Mile: \$191,035
 3 Mile: \$119,553
 5 Mile: \$107,708



Employees
 1 Mile: 4,598
 3 Mile: 15,128
 5 Mile: 48,302



Businesses
 1 Mile: 290
 3 Mile: 1,206
 5 Mile: 4,415



KERN COUNTY

At A

GLANCE

#2 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

75%



60%



#1 Largest Wind Farm in the U.S.



#1 Largest Battery Energy Storage System in the World



#14 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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