

Jackson RANCH

±122 ACRE INDUSTRIAL PHASE IN PREMIER
CENTRAL VALLEY LOCATION



UTICA AVE

SWC Interstate 5 & Utica Avenue | Kettleman City, CA

Land for Sale, Buildings Available
for Build-to-Suit for Lease/Sale

CBRE

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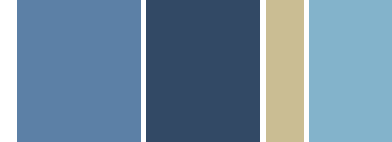
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PROPERTY DESCRIPTION & HIGHLIGHTS



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THE PROJECT

Jackson Ranch is a premier highway commercial mixed-use development consisting of approximately 419 acres of land. The project features approximately 27 acres of improved highway commercial land (Phase 1), 122 acres of industrial land (Phase 2), and 267 acres of land zoned for specialty agriculture. The first Phase 1 business (a Chevron gas station) opened in March 2025 and the second business (a Shell gas station) will open in Q1 2026. A 10-acre truck stop parcel has also sold and plans are in the design review process. The remaining Phase 1 highway commercial parcels are available immediately and will be delivered in a rough graded condition with all utilities stubbed and all off-site work completed.

PROPERTY HIGHLIGHTS

Jackson Ranch is strategically located along Interstate 5 at Utica Avenue half-way between San Francisco and Los Angeles. This master-planned development is perfectly positioned to give travelers and businesses a welcomed experience along with immediate access to all of California.

The 122 acre Class A industrial phase is geared towards distribution, ecommerce, agricultural, food & beverage and research & development uses. The plan offers flexible building sizes catering to occupiers from 50,000 SF up to over 1,000,000 SF.

Additionally, the agricultural land area permits energy uses such as solar and battery storage.

As a part of the master-planned development, the park will enjoy hotels, restaurants, QSRs, and fueling stations along with direct I-5 visibility, attractive landscaping, and place making elements such as an 85-foot pylon sign.

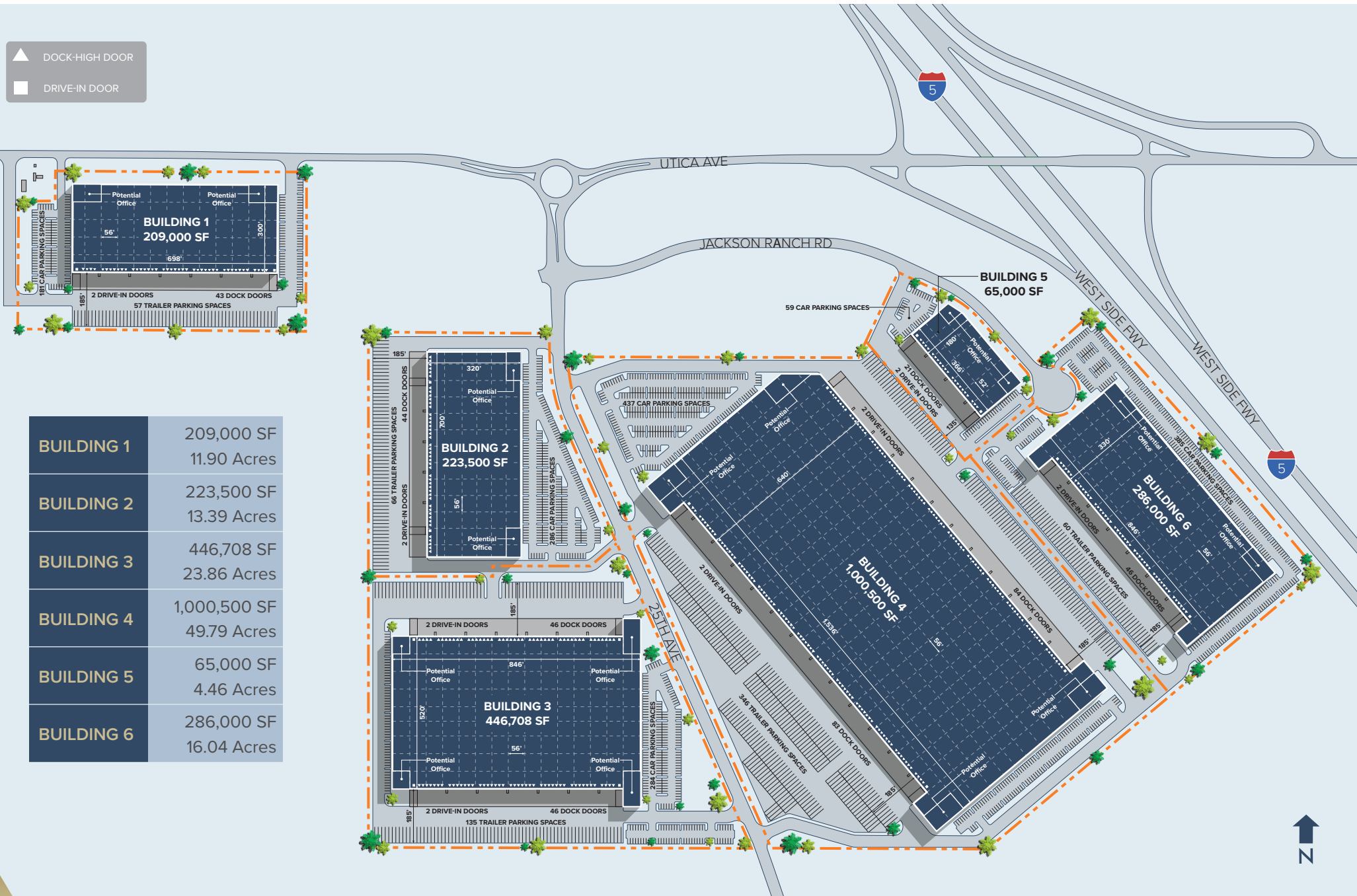
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SITE PLAN OVERVIEW



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INDUSTRIAL SITE PLAN - FLEXIBLE BUILDING SIZES



SPECIFIC PLAN

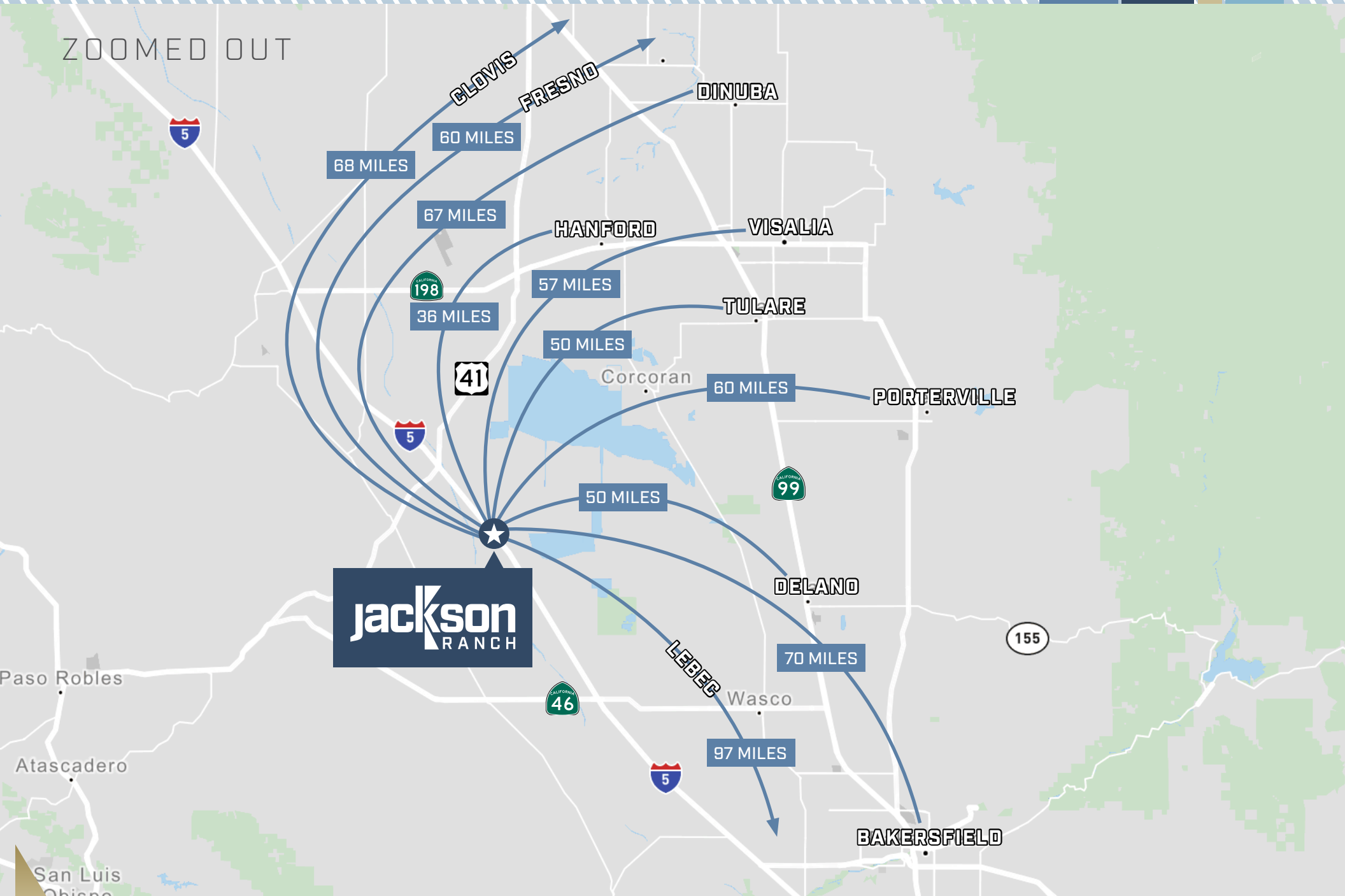


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LOCAL MAP



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REGIONAL MAP



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Located equidistant between Northern and Southern California offering 2-day truck turnaround to major CA ports and markets!



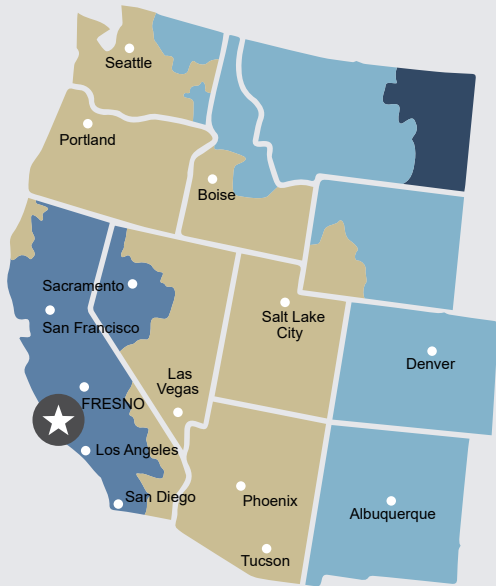
Port of Stockton	170 Miles
Port of Oakland	202 Miles
Port of Long Beach	195 Miles
BNSF Intermodal	177 Miles
Union Pacific Intermodal	168 Miles
Fresno International Airport	65 Miles
Bakersfield – Meadows Field Airport	66 Miles
Sacramento International Airport	225 Miles
Oakland International Airport	196 Miles
San Jose International Airport	174 Miles
San Francisco International Airport	205 Miles
LAX International Airport	177 Miles



TRANSIT DAYS

UNPARALLELED
DELIVERY TIMES AND REACH!

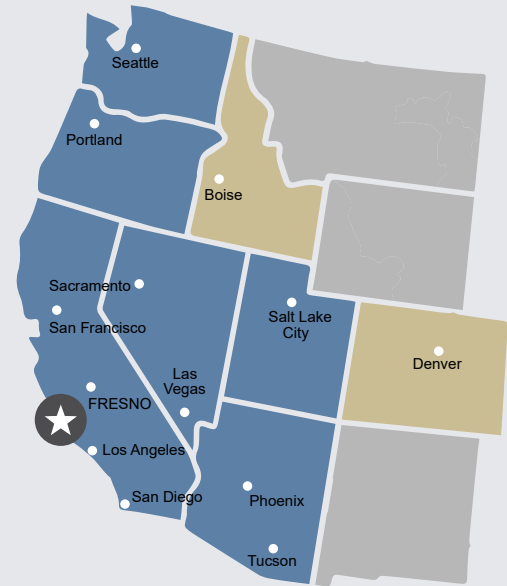
UPS



FEDEX



ONTRAC



TRANSIT DAYS



5

DEMOGRAPHICS



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KINGS COUNTY DEMOGRAPHICS



127,700

POPULATION WITHIN
30 MILES



786,124

POPULATION WITHIN
60 MILES



32

MEDIAN AGE IN
KINGS COUNTY



\$68,540

MEDIAN HOUSEHOLD
INCOME IN KINGS COUNTY



20.2%

COMMUTE 25 - 50 MILES
NEAR DEVELOPMENT



26.4%

COMMUTE >50 MILES
NEAR DEVELOPMENT

- **ACCESS TO 40 MILLION CUSTOMERS**
with guaranteed one day shipping
- **NEW EMPLOYMENT OPPORTUNITIES**
Employment Program (NEO) Wage Reimbursement
 - » week 1-13 - 100%
 - » week 14-26 - 75%
 - » week 27-39 - 50%
 - » week 40-52 - 25%
- **MANUFACTURING**
47,297 Jobs - 3.3% Increase over the last 5 Years
- **TRANSPORTATION AND WAREHOUSING**
» 27% increase over the last 5 years
- **PG&E ECONOMIC DEVELOPMENT RATE (EDR)**
offers 25% Enhanced Rate reduction on monthly electricity cost

ROADS, WATER,
SEWER, AND
BROADBAND READY

ELIGIBLE FOR
FEDERAL OPP ZONE
TAX BENEFITS

NEARBY RAIL
CONNECTIVITY VIA
CENTRAL VALLEY LINES

FAST-TRACK PERMITTING AND
BUSINESS FRIENDLY
KINGS COUNTY REGULATIONS



JACKSON RANCH AREA ADVANTAGES

- Fresno International Airport (58 miles)
- San Francisco Airport (212 miles)
- LAX (180 miles)
- Hour away from Yosemite, the Central Coast, and other California locations



DISTANCE TO MAJOR MARKETS (MILES)

- Silicon Valley - 185
- Sacramento - 213
- Los Angeles - 176
- San Diego - 302
- Reno - 346
- Las Vegas - 362
- Phoenix - 569
- Portland - 791
- Salt Lake City - 780
- Seattle - 964



LINK TO YOUR WEST COAST SUPPLY CHAIN (MILES)

- **Distance to Deep Water Ports**
 - » Port of Stockton - 166
 - » Port of Oakland - 199
 - » Port of LA/Long Beach - 199

Jackson RANCH



EXCLUSIVE LISTING TEAM

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