

# jackson RANCH

±122 ACRE INDUSTRIAL PHASE IN PREMIER  
CENTRAL VALLEY LOCATION



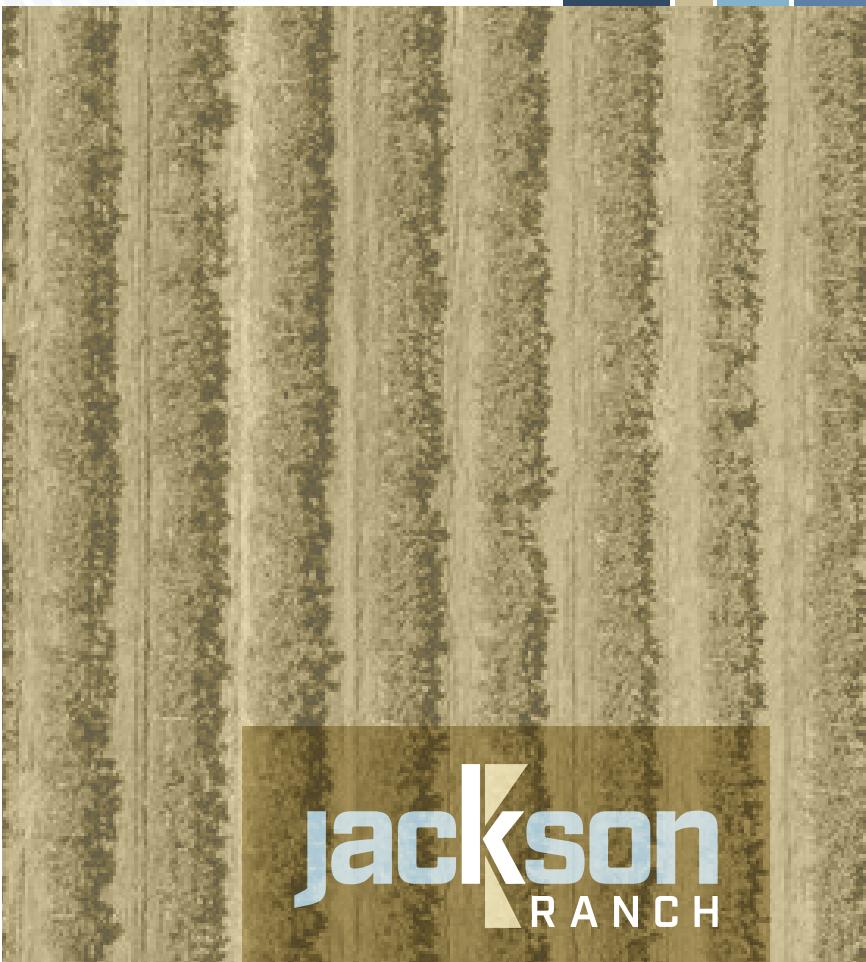
SWC Interstate 5 & Utica Avenue | Kettleman City, CA

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

**CBRE**

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# PROPERTY DESCRIPTION

& HIGHLIGHTS



jackson  
RANCH



## 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.

# 2

## SITE PLAN OVERVIEW

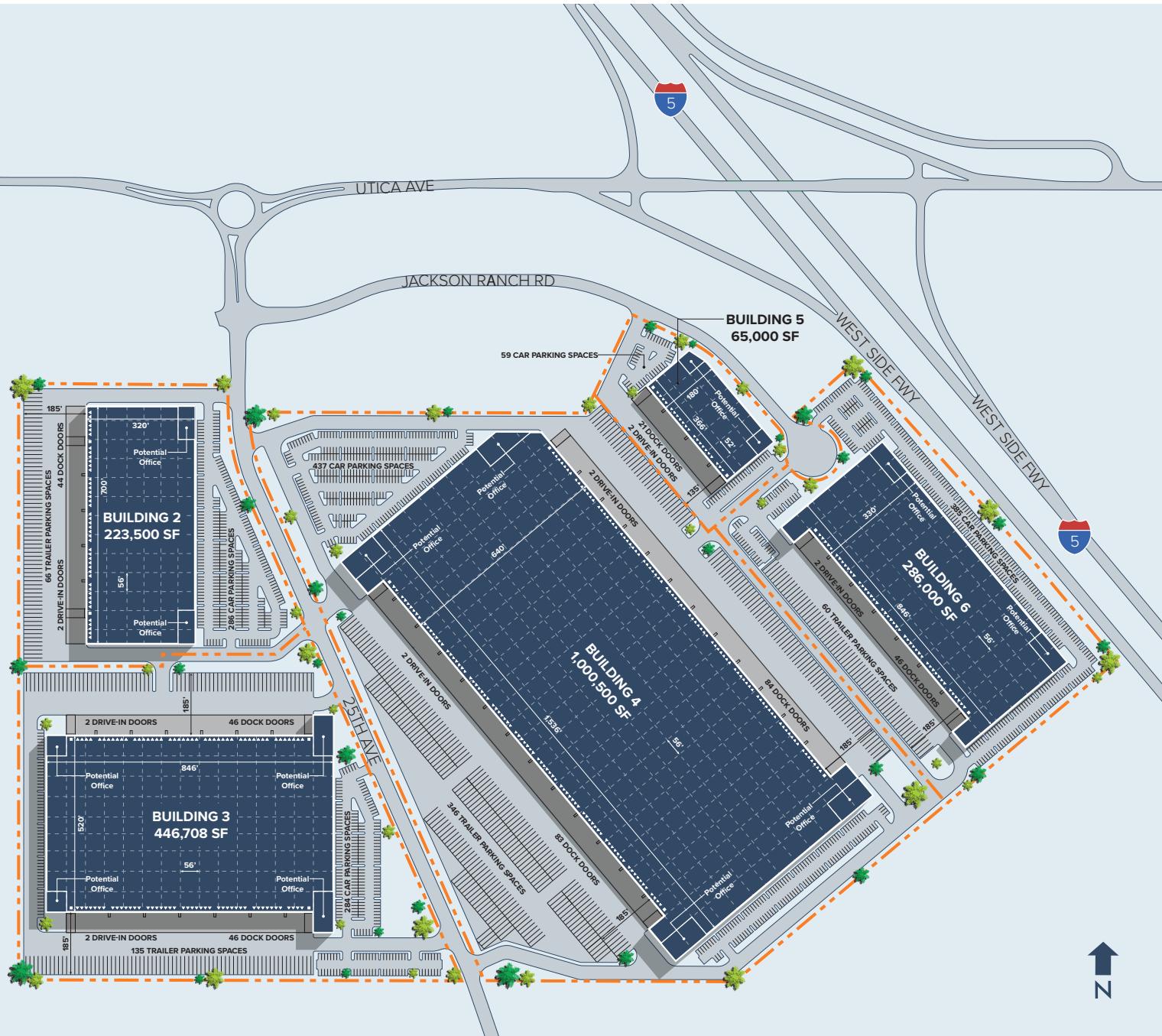


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# INDUSTRIAL SITE PLAN - FLEXIBLE BUILDING SIZES



<b>BUILDING 1</b>	209,000 SF 11.90 Acres
<b>BUILDING 2</b>	223,500 SF 13.39 Acres
<b>BUILDING 3</b>	446,708 SF 23.86 Acres
<b>BUILDING 4</b>	1,000,500 SF 49.79 Acres
<b>BUILDING 5</b>	65,000 SF 4.46 Acres
<b>BUILDING 6</b>	286,000 SF 16.04 Acres



# SPECIFIC PLAN

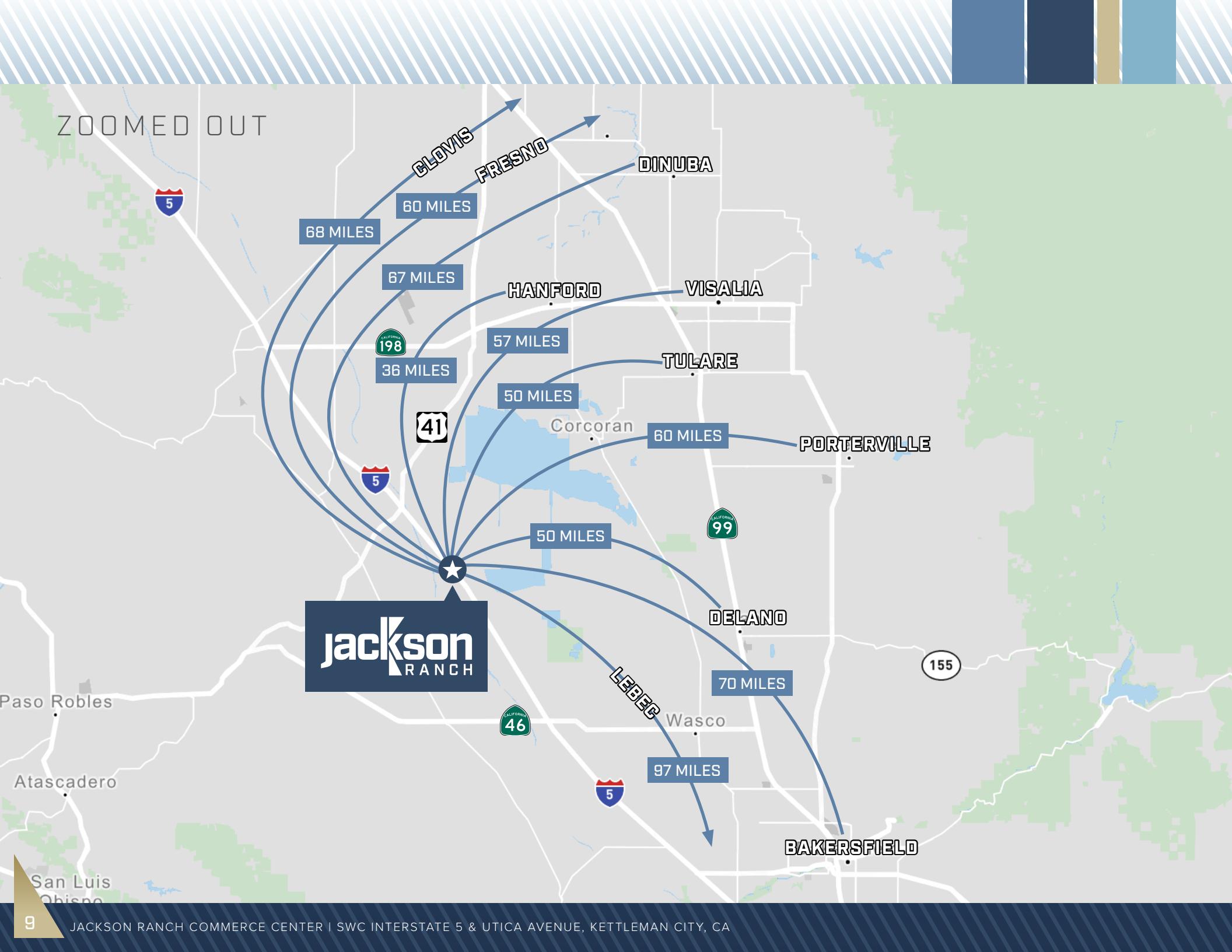


# 3

## LOCAL MAP



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# 4

## REGIONAL MAP



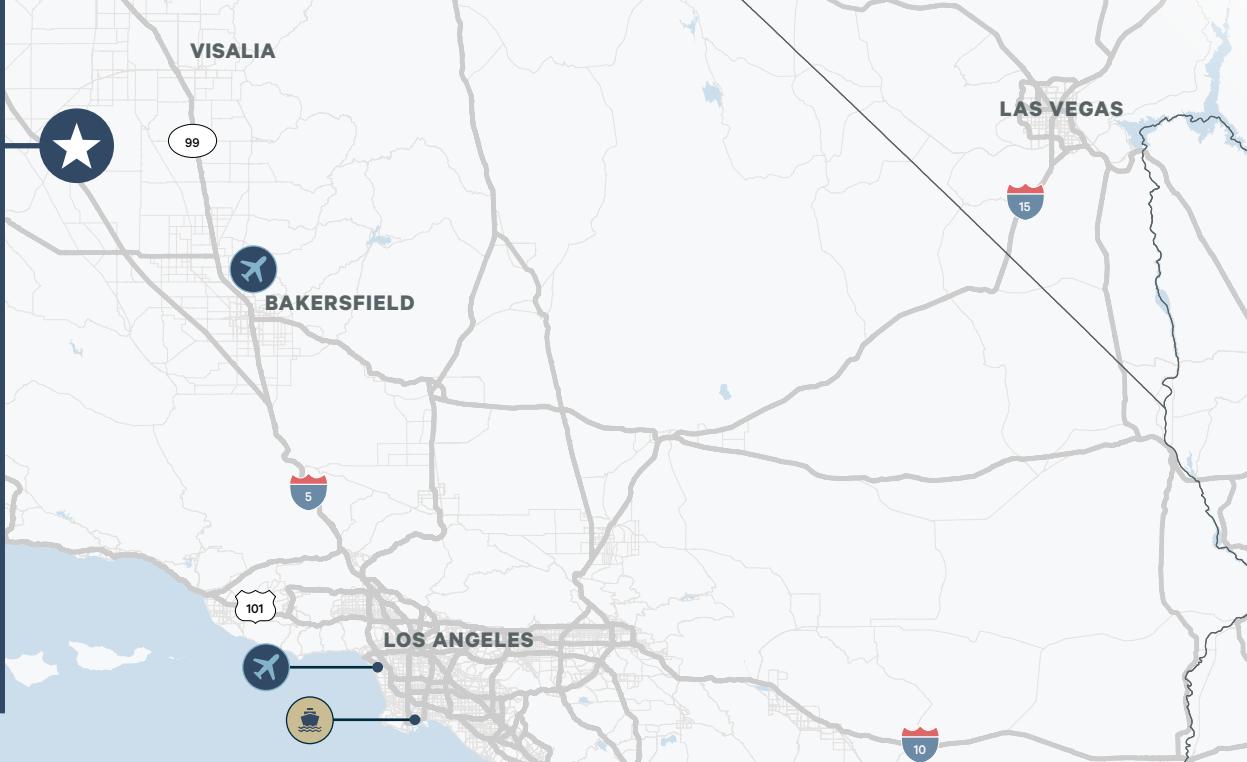
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Located equidistant between Northern and Southern California offering 2-day truck turnaround to major CA ports and markets!



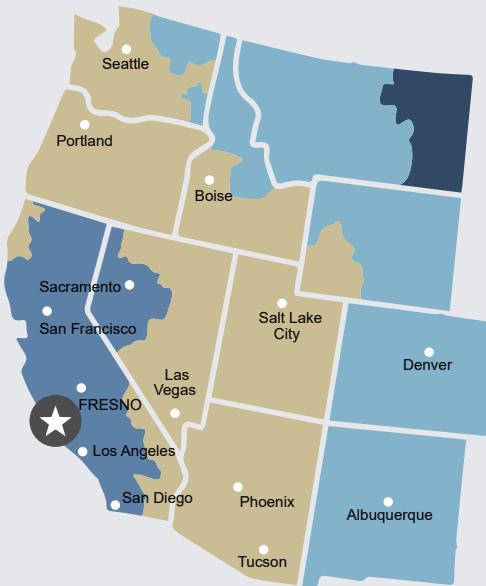
	<b>170 Miles</b>
Port of Stockton	<b>170 Miles</b>
Port of Oakland	<b>202 Miles</b>
Port of Long Beach	<b>195 Miles</b>
BNSF Intermodal	<b>177 Miles</b>
Union Pacific Intermodal	<b>168 Miles</b>
Fresno International Airport	<b>65 Miles</b>
Bakersfield – Meadows Field Airport	<b>66 Miles</b>
Sacramento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



TRANSIT DAYS

UNPARALLELED  
DELIVERY TIMES AND REACH!

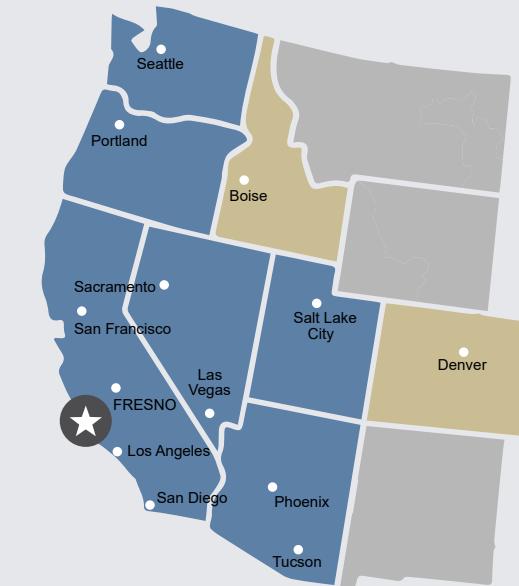
UPS



FEDEX



ONTRAC



TRANSIT DAYS

1 2 3 4

# 5

# DEMOGRAPHICS



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RANCH

## 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



#### EXCLUSIVE LISTING TEAM

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