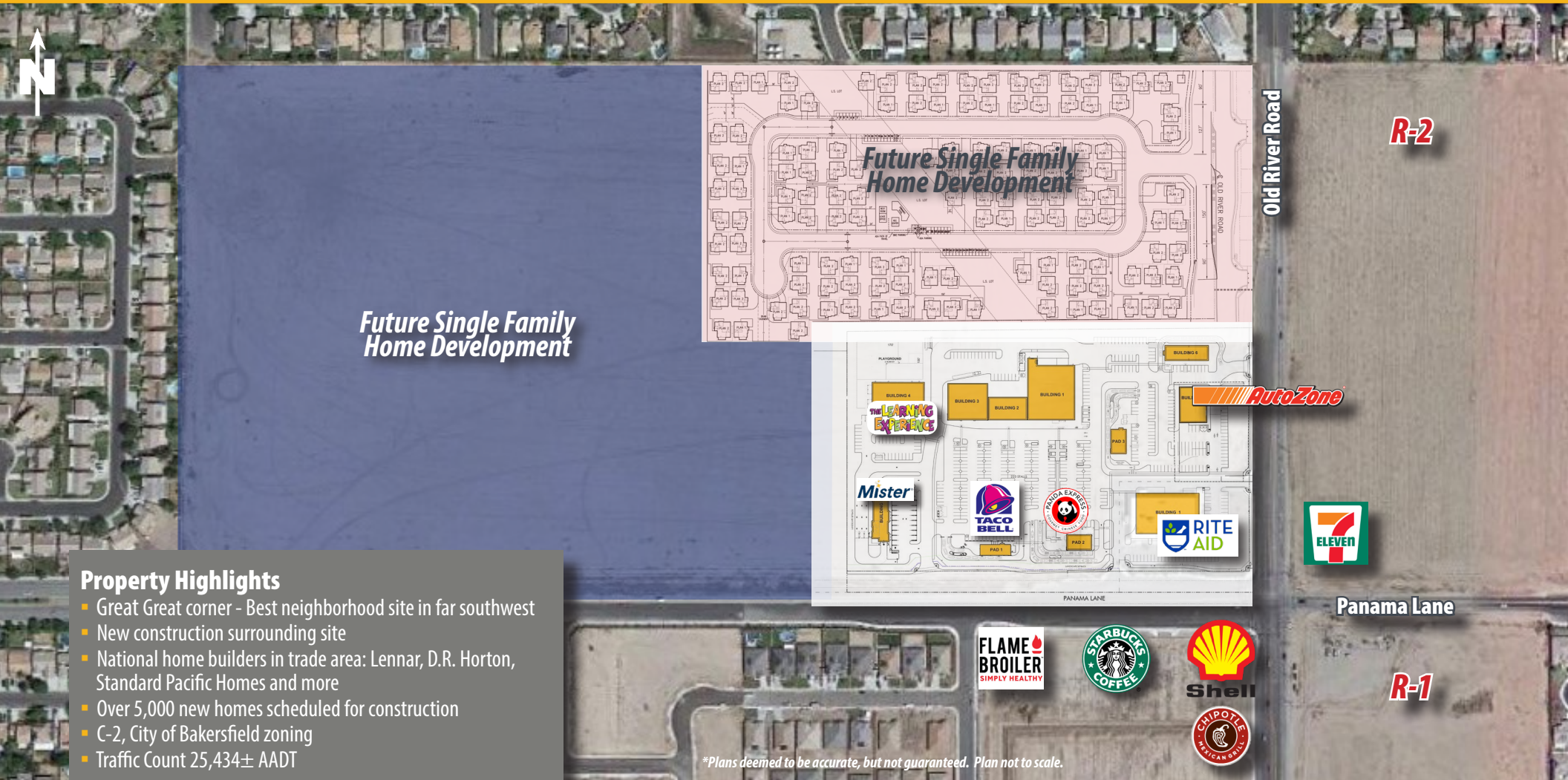




Commercial Land Available FOR RETAIL DEVELOPMENT

NWC Panama Lane & Old River Road ■ Bakersfield, CA



Future Single Family Home Development

Future Single Family Home Development

R-2

Old River Road

AutoZone



Panama Lane

R-1

Property Highlights

- Great Great corner - Best neighborhood site in far southwest
- New construction surrounding site
- National home builders in trade area: Lennar, D.R. Horton, Standard Pacific Homes and more
- Over 5,000 new homes scheduled for construction
- C-2, City of Bakersfield zoning
- Traffic Count 25,434± AADT



**Plans deemed to be accurate, but not guaranteed. Plan not to scale.*

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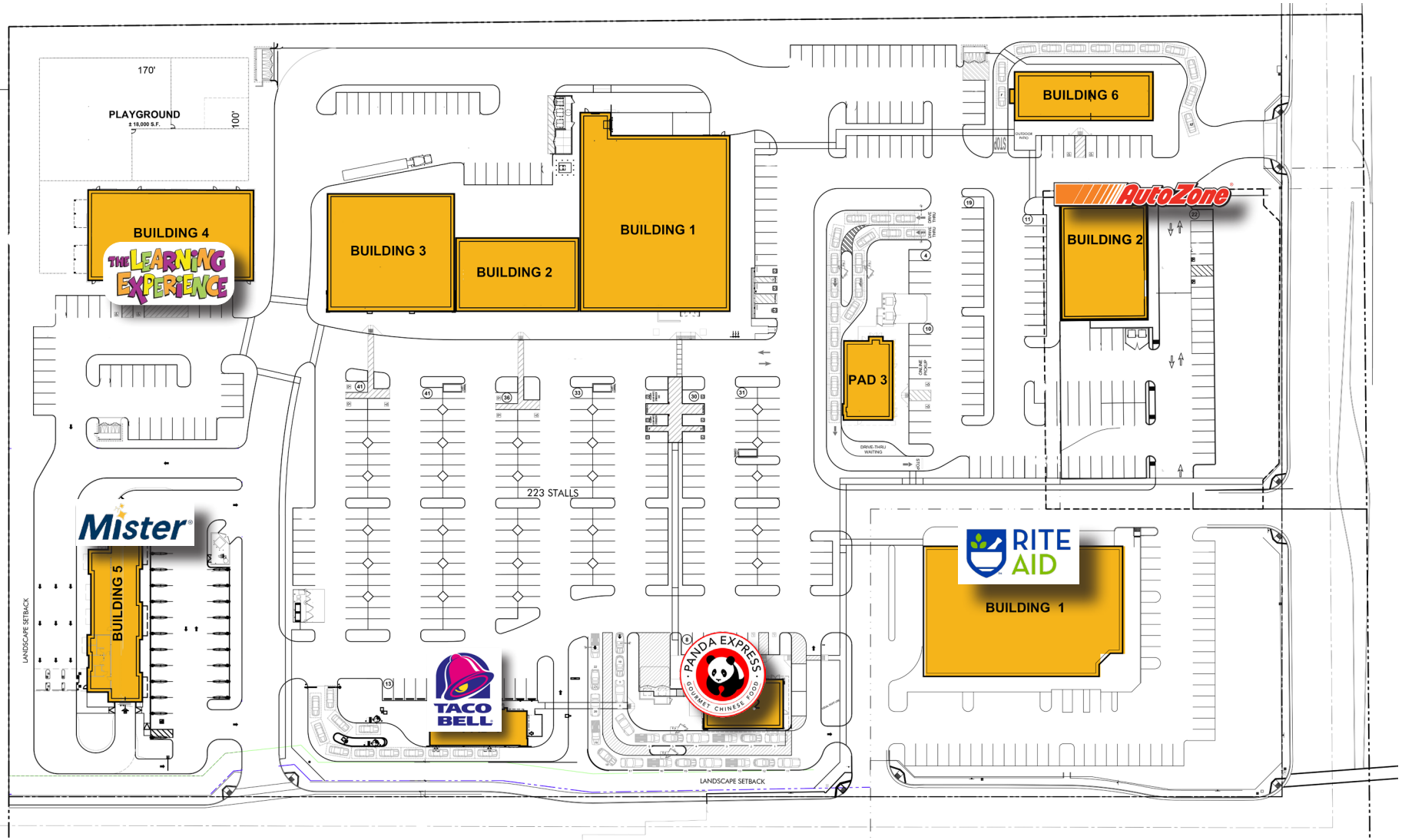
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Site Plan

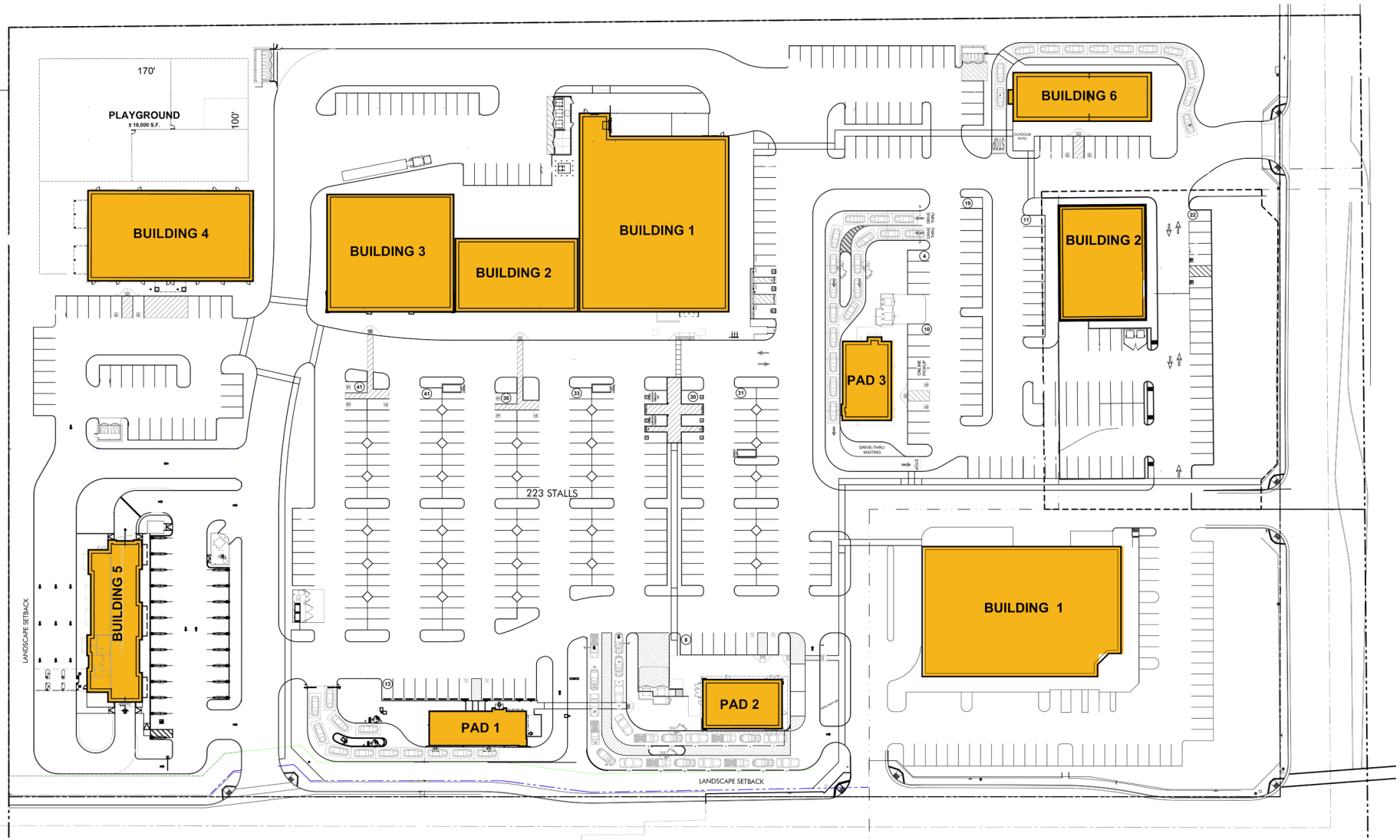


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Trade Area Aerial

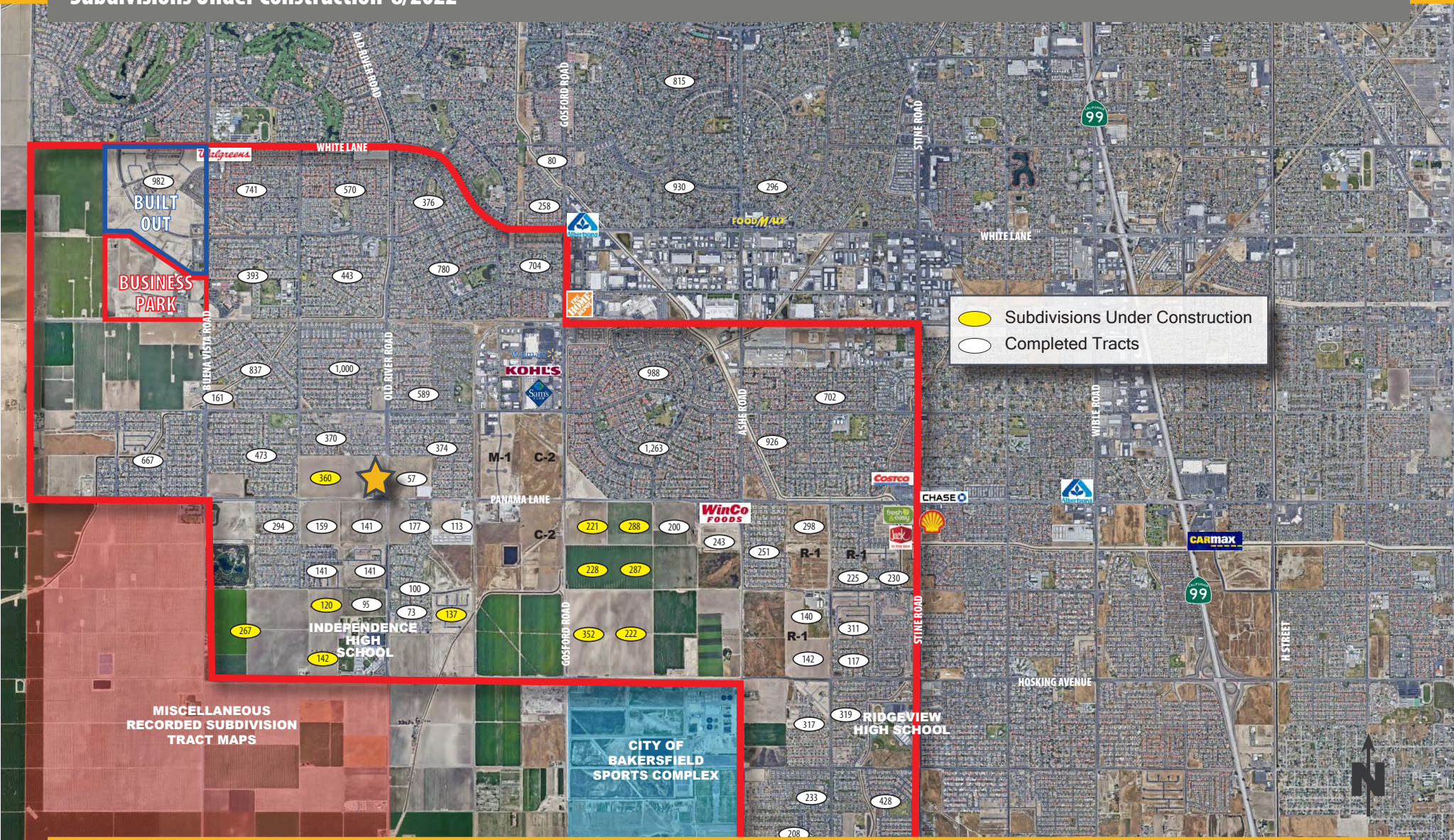


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Subdivisions Under Construction 8/2022



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Current & Past Subdivision Activity



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