



Valley Decal

Colliers

Subject Site

For Sale | Land +/- 4.32 AC
Development Opportunity
in Prime Residential Area

4143 Renfro Rd | Bakersfield CA

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Property Information

The Subject Property is located at the southwest corner of Hageman and Renfro Road, this property totals approximately +/-4.32 acres and offers an exceptional development opportunity at a high-traffic intersection. Currently zoned A (Agriculture), the County of Kern's General Plan calls for C-1 (Neighborhood Commercial) use, making it ideal for a variety of commercial projects. With substantial traffic flow, proximity to established residential communities, and excellent accessibility, this corner lot is perfectly positioned for businesses seeking visibility and growth.

Sale Price:

\$1,500,000

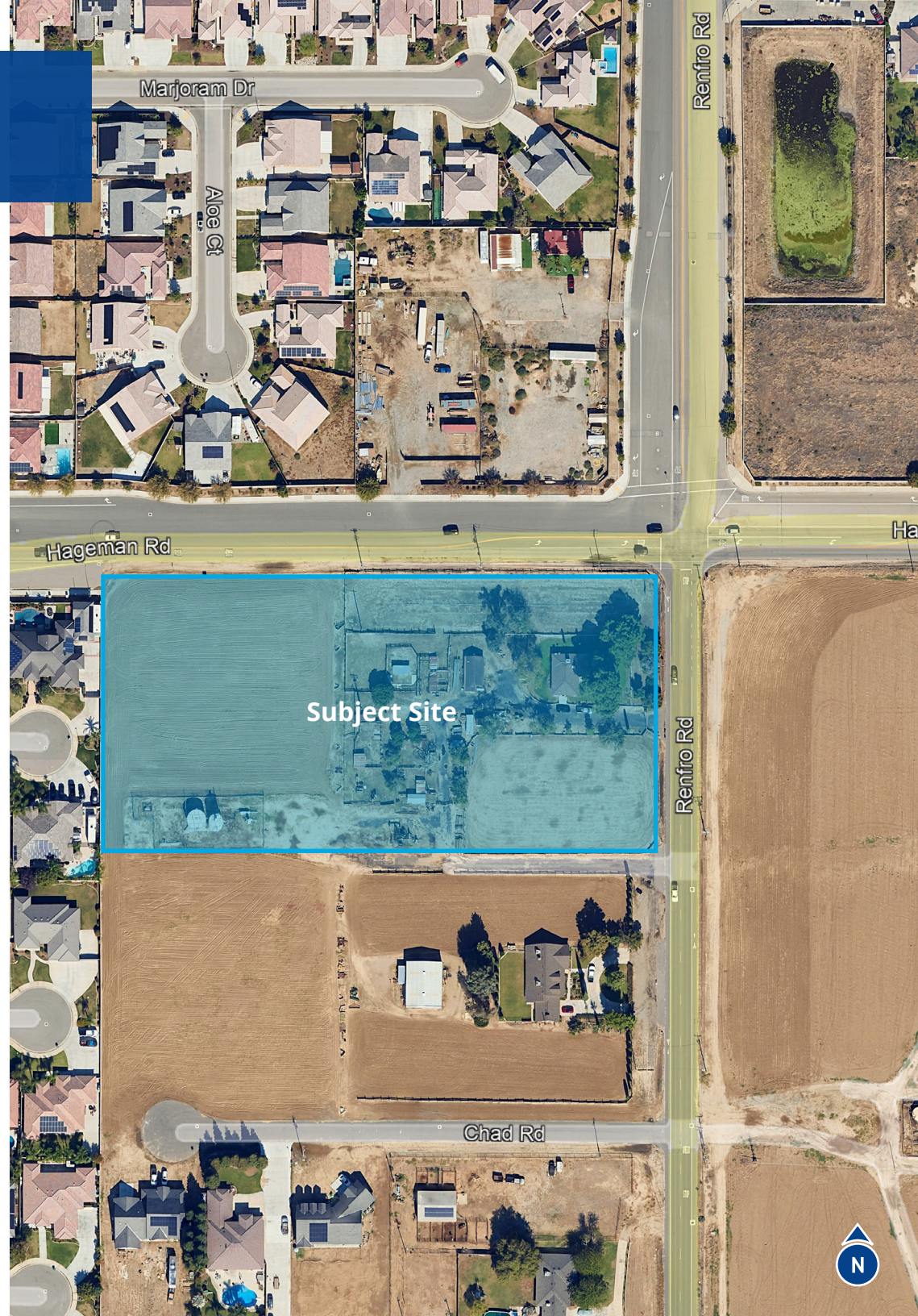
Available:

+/- 4.32 AC total land

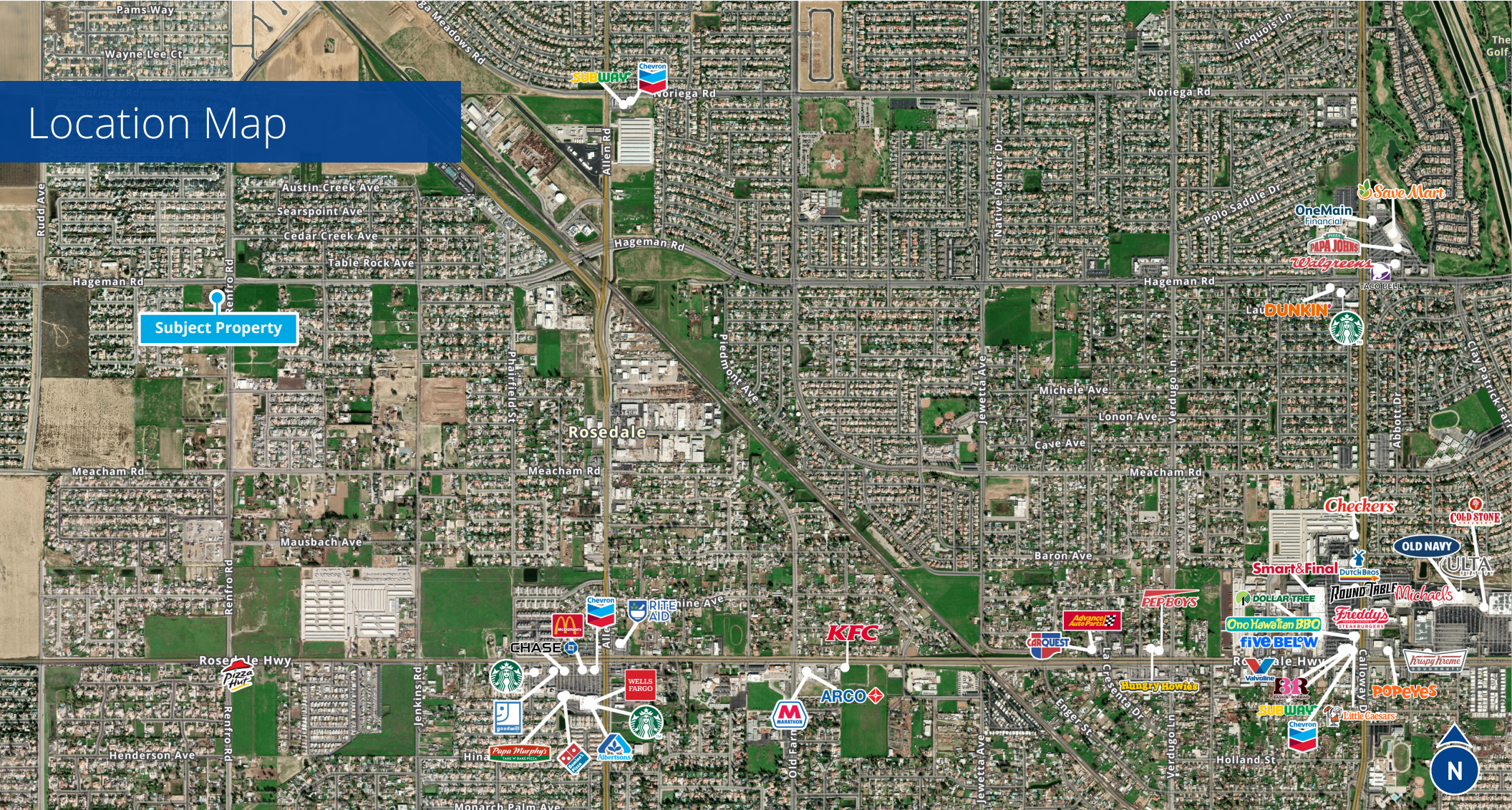
Highlights:

- Prime location
- Corner lot
- Development opportunity
- Strong residential proximity
- High traffic flow (16,076 AADT)
- APN #463-120-08 (+/- 2.05 AC)
- APN #463-120-07 (+/- 2.27 AC)

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Location Map



Demographics



Population

1 Mile: 7,201
3 Mile: 58,673
5 Mile: 117,495



Daytime Population

1 Mile: 5,470
3 Mile: 40,437
5 Mile: 104,959



Businesses

1 Mile: 117
3 Mile: 1,150
5 Mile: 3,751



Median Age

1 Mile: 35.7
3 Mile: 36.7
5 Mile: 37.4



Households

1 Mile: 2,110
3 Mile: 18,601
5 Mile: 38,810



Average HH Income

1 Mile: \$168,016
3 Mile: \$151,765
5 Mile: \$156,010

