

**PROPERTY FOR SALE**

**9.69 Acres For Sale**

7656 Calloway Dr./9555 Mendiburu Rd, Bakersfield, CA 93314



Jerri Delfino  
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**WATSON REALTY**



## **PROPERTY DESCRIPTION**

Take a look at this exceptional opportunity for potential development, located in a prime location. Extensive growth is happening in this area, which makes this an attractive investment and a perfect time to capitalize on this land. The two properties are being sold as one. It's currently Zoned A and A1 with two separate homes/dwellings on the property. A preliminary design has been done, as well as the general plan amendment and zone change application is ready to be submitted to the County of Kern, requesting R2 zoning. The County is onboard with the preliminary designs. A phase 1 has been completed, as well. Zone change will reclassify to accommodate a multi-family residential dwelling units.

## **LOCATION DESCRIPTION**

The property is within convenient proximity to Major Highways, transportation routes and Airport. The area has a mix use consisting of residential and retailers.

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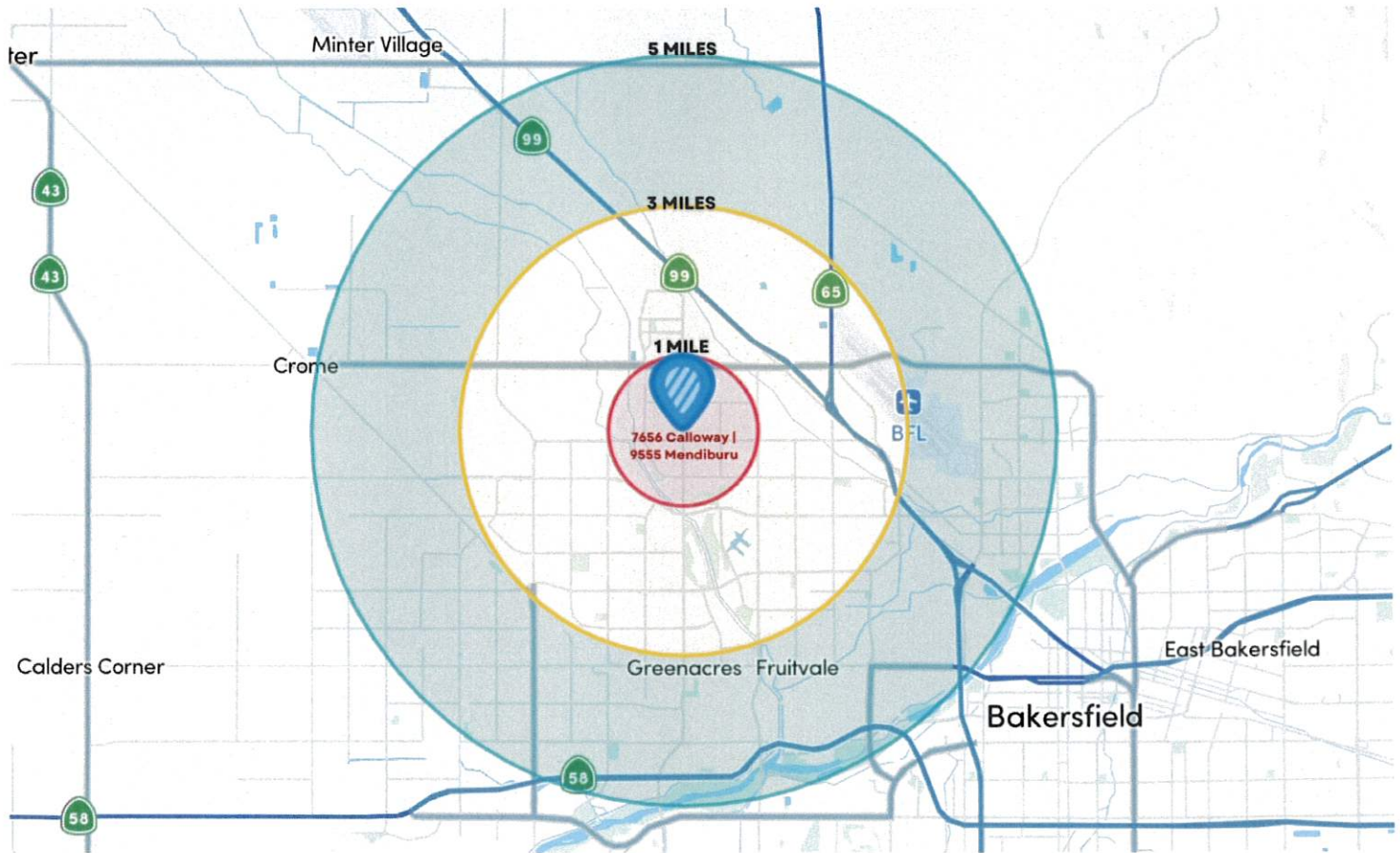
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### OFFERING SUMMARY

Sales Price: **\$2,500,000**  
Lot Size: **422,096 SF**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,045	20,605	48,120
Total Population	10,091	62,943	142,133
Average HH Income	\$173.9k	\$135.9k	\$117.9K

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### HOUSING

	1 MILE	3 MILES	5 MILES
Avg. Value of Housing Units	\$533.7k	\$466k	\$437.7k
Total Housing Units	3,080	21,079	49,948
Owner Occupied Units	2,762	15,892	32,040

### POPULATION

	1 MILE	3 MILES	5 MILES
Average Age	36	37	37
Average Age (Male)	4,872	30,702	69,389
Average Age (Female)	5,219	32,242	72,744

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### HOUSING UNITS 1 MILE RADIUS

Current Year     5 Year Forecast     National Average

**3,080**

Total Housing Units

**35**

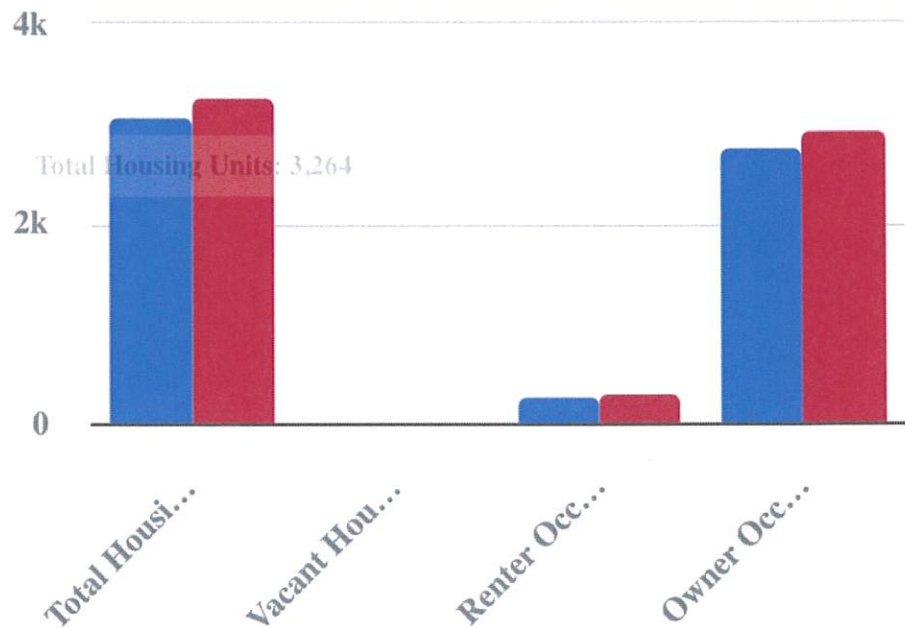
Vacant Housing Units

**283**

Renter Occupied  
Housing Units

**2,762**

Owner Occupied  
Housing Units



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### HOUSING UNITS 3 MILE RADIUS

Current Year     5 Year Forecast     National Average

**21,079**

Total Housing Units

**474**

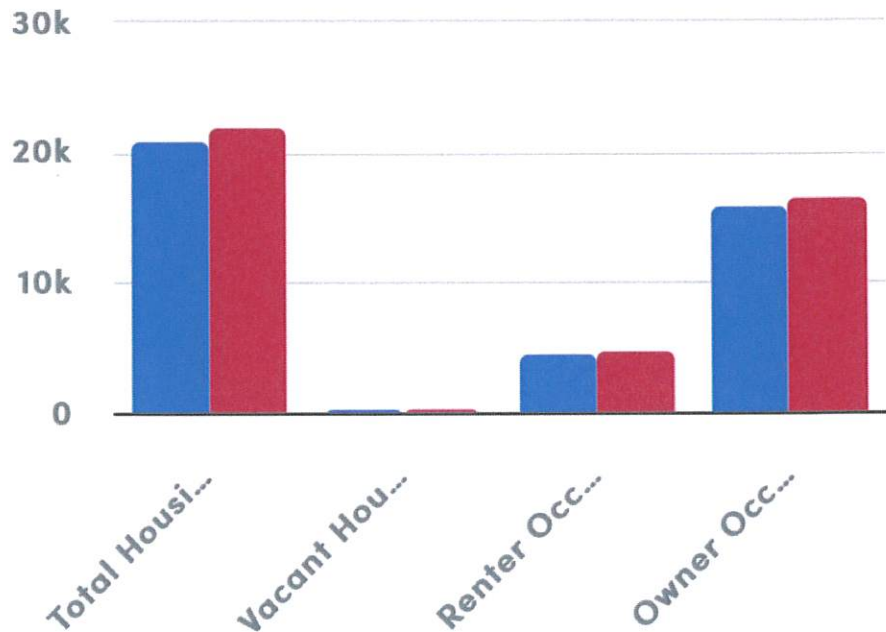
Vacant Housing Units

**4,713**

Renter Occupied Housing Units

**15,892**

Owner Occupied Housing Units



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### HOUSING UNITS 5 MILE RADIUS

Current Year     5 Year Forecast     National Average

**49,948**

Total Housing Units

**1,828**

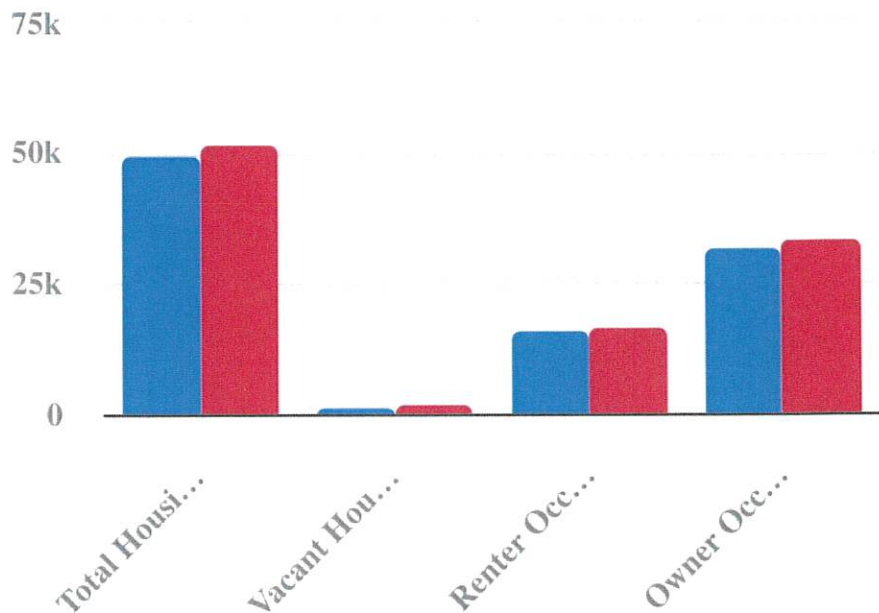
Vacant Housing Units

**16,079**

Renter Occupied  
Housing Units

**32,040**

Owner Occupied  
Housing Units



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