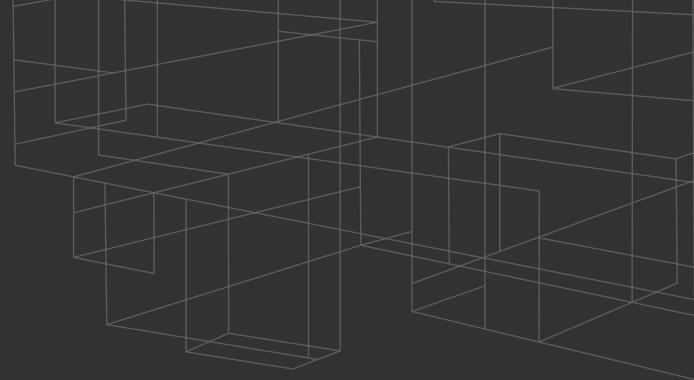


# LAND AVAILABLE FOR SALE OR LEASE

TRACY AVENUE, BUTTONWILLOW, CA



## ***±64.8 Acre Land With Easy Freeway Access***

64.8 acres (divisible to 20 acres)

Immediate Access off I-5 and Hwy 58

1,600 Feet of Interstate 5 Frontage

Zoned A-1 (Limited Agriculture)

Zone change from A-1 to Light Industrial potential based on specific plan from Kern County. (Owner can assist with zone change if needed.)

Potential Solar Farm or Power Storage site with CUP

Great access to many utility providers (PG&E & Southern Edison)

APN: 103-080-45-00-5

Seller will provide time to do a change of zoning if needed.  
Potential for Industrial.

Owner will also consider a land lease.

\$3,240,000 (\$50K per acre)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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Mathews**

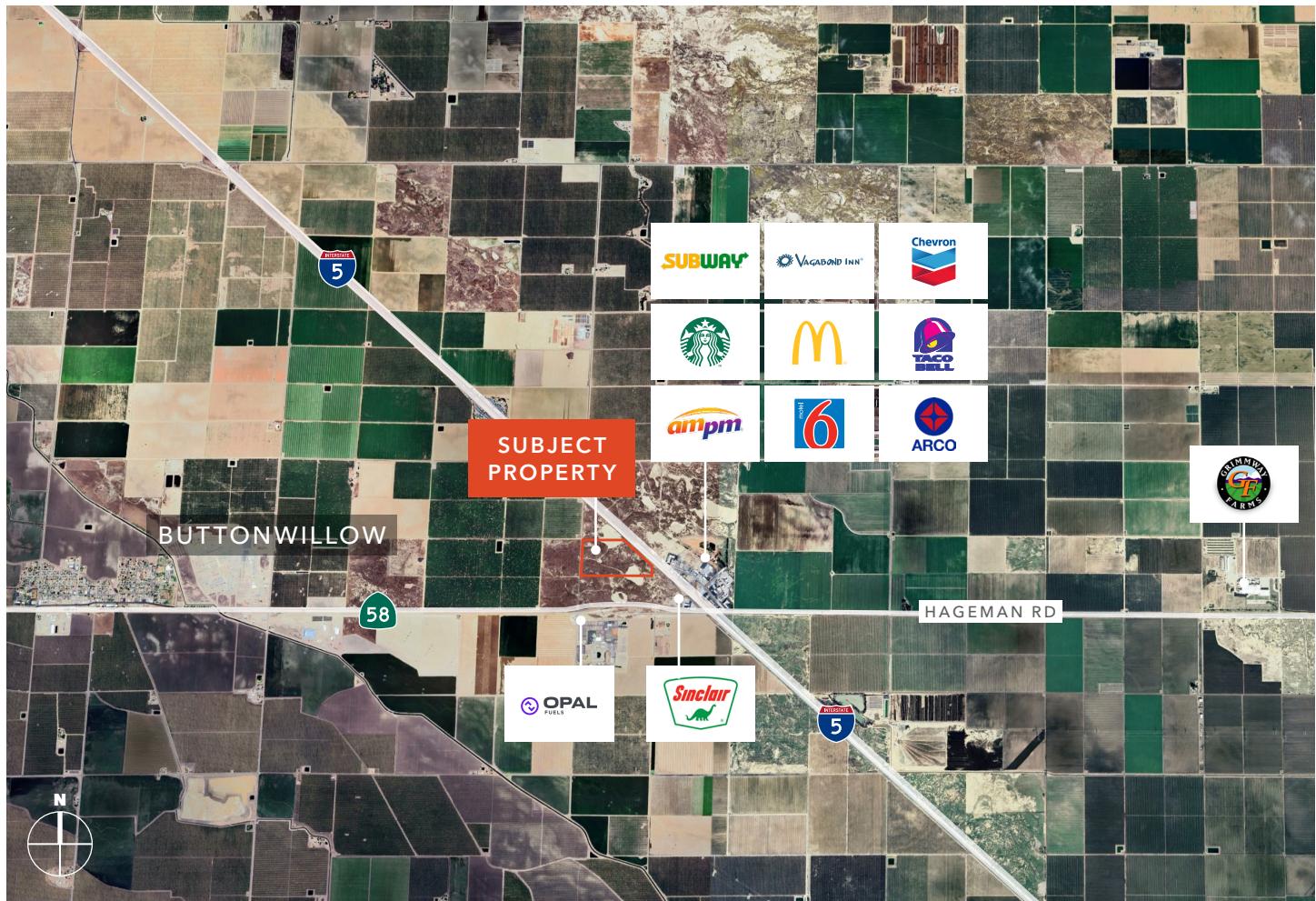
## TRACY AVENUE



**±64.8 AC**  
AVAILABLE

**±1,600 SF**  
INTERSTATE 5 FRONTAGE

**\$3,240,000**  
SALE PRICE (\$50K/ACRE)



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**km** Kidder Mathews