

**McFarland Land Available**  
**APN: 201-070-60**  
**+/- 73,181 SF**



**Contact Us:**

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SUBJECT PROPERTY

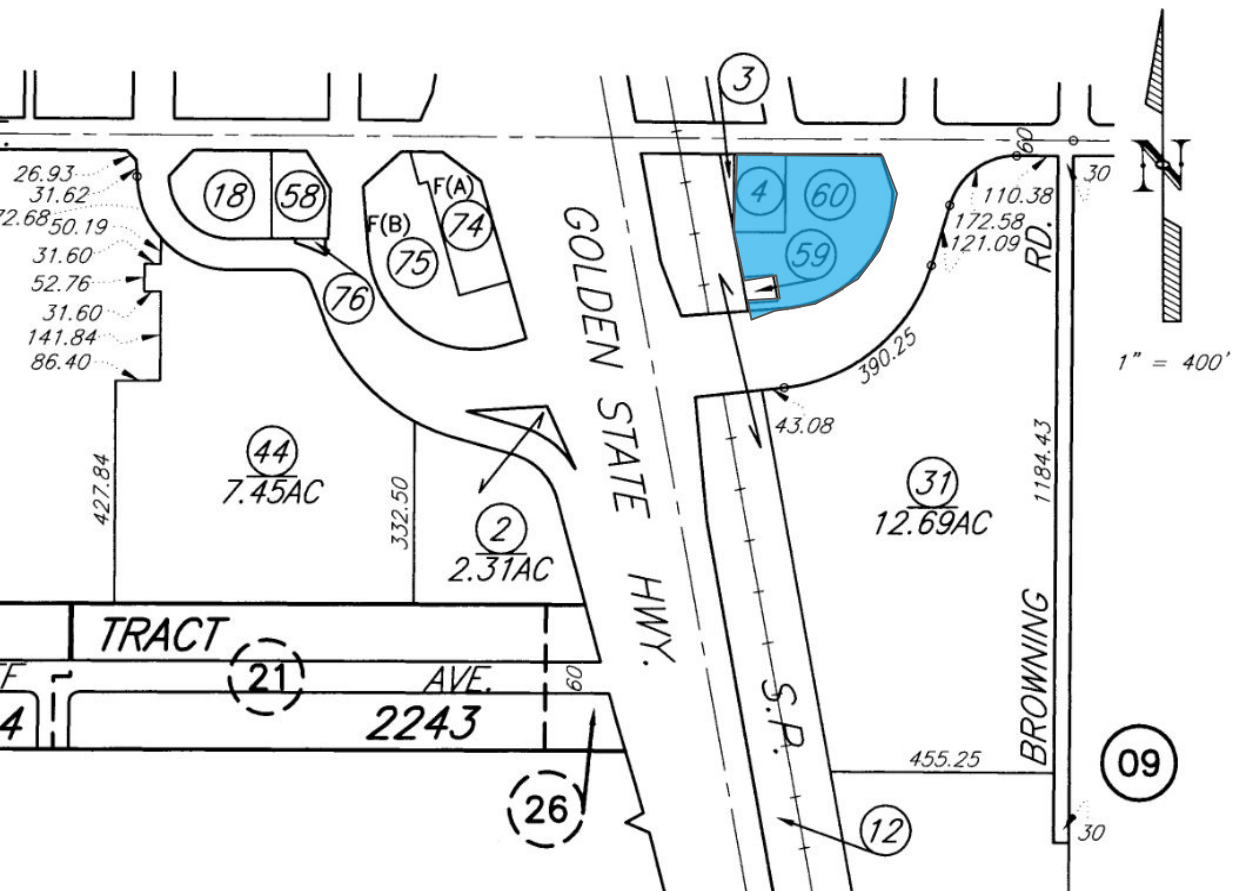
+/- 73,181 SF  
86,689 Daily VMT on Hwy 99  
Excellent QSR/Gas Station Opportunity  
Located Next to Hwy 99 On/Off Ramp  
Great Highway Visibility  
Zoned C-2  
Last Available On/Off Ramp Parcel In City

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Excellent opportunity to develop on a small, commercial-zoned parcel with **quick access to Hwy 99**. Located in the growing city of McFarland, this site offers strong visibility and convenient access, making it ideal for a **QSR, drive-thru, or retail user**.

### Key Highlights:

- Flat, buildable lot
- Easy ingress/egress
- High vehicle exposure from Hwy 99
- Perfect for national or regional brands

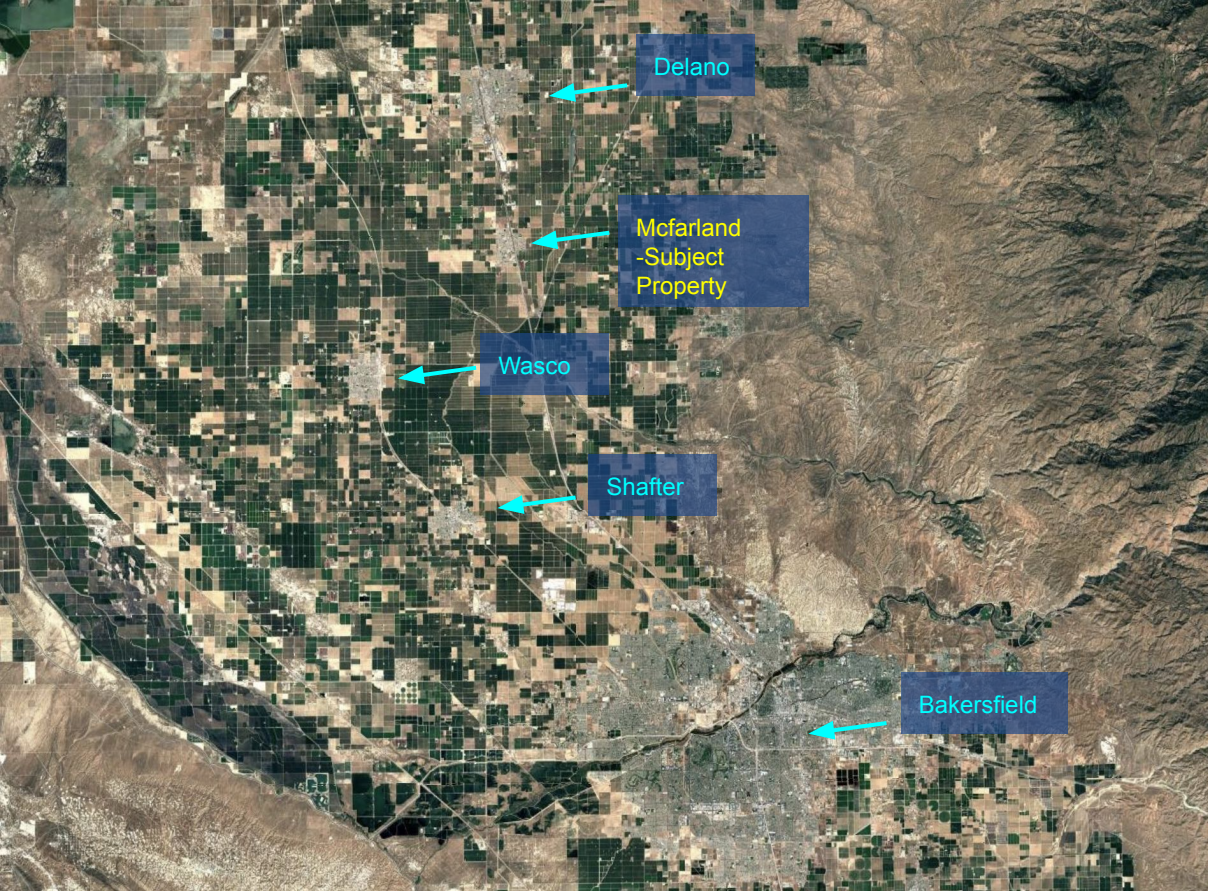
Bring your concept to a high-potential corridor with minimal development barriers and strong growth projections.

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Drive time from subject property:

- Bakersfield- 29 min.
- Delano- 10 min.
- Shafter- 20 min.
- Wasco- 17 min.

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## History & Identity

- Incorporated in **1960**, McFarland is situated in southern **Kern County**, north of Bakersfield. Its rise to prominence was fueled by agriculture and immigrant labor.

## Population & Demographics

- **Population (2023 estimate):** ~14,049 to 14,161 residents. The city saw slight growth (~1.2%) from 2022 to 2023.
- **Median age:** 26.7 years, one of the youngest in Kern County.
- **Households:** ~3,491, with an average household size of 3.91-4.12 people. Most households include children.

## Diversity

- Over **89% Hispanic/Latino**, predominantly of Mexican descent. Multiracial residents make up ~41%, and non-Hispanic White around 7.7%.
- **Nearly 71%** of residents speak Spanish at home; about **27.6%** are foreign-born.

## Income & Labor

- **Median household income:** ~\$51,800
- **Per capita income:** ~\$16,525
- **Poverty rate:** ~27.5%, significantly higher than state and metro averages. **Labor force participation:** ~60.2%, with average commute time of ~22 minutes.

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