

MAJOR HIGHWAY FRONTAGE!

Colliers

PARCEL 2
7.7 ACRES

PARCEL 1
8.0 ACRES

E Brundage Ln - 3,844 AADT

Highway 58 - 44,500 AADT

For Sale | \$4,950,000
15.7 Acres of M-2 PD Land

E. Brundage Ln | Bakersfield, CA

Contact Us:

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Property Overview

The subject site is located directly adjacent between Highway 58 and East Brundage Lane. The property provides excellent freeway visibility and convenient access to Highway 99 which has recently been connected to Interstate 5.

Sales Price:

\$4,950,000

Available:

15.7 acres of M-2 PD industrial land

Property Highlights:

- Highway 58 visibility
- High traffic counts
- M-2 PD zoning
- Surrounding new commercial and residential developments
- Two 7+ acre parcels located in County of Kern
- APN #'s: Parcel 1: 177-140-74-00-5
Parcel 2: 177-140-73-00-2
- Freeway signs not included
- Utilities:
 - Water: East Niles Water District - 10"
 - Electric: PG&E
 - Gas: PG&E
 - Sewer: East Niles Water District - 18"



Demographics



Population
 1 Mile: 4,098
 3 Mile: 49,076
 5 Mile: 130,380



Median Age
 1 Mile: 31.6
 3 Mile: 30.0
 5 Mile: 31.0



Households
 1 Mile: 1,121
 3 Mile: 13,477
 5 Mile: 38,753



Average HH Income
 1 Mile: \$80,481
 3 Mile: \$77,688
 5 Mile: \$81,105



Employees
 1 Mile: 2,068
 3 Mile: 9,931
 5 Mile: 26,045



Businesses
 1 Mile: 122
 3 Mile: 711
 5 Mile: 2,215



KERN COUNTY

At A

GLANCE

#2 LARGEST ECONOMY
 IN THE SAN JOAQUIN VALLEY

#1 in Agricultural Production Nationwide



#3 in Economic Diversity Nationwide



#4 in STEM Jobs Nationwide



OVER 50 MAJOR DISTRIBUTION CENTERS



THE ENERGY CAPITAL OF CALIFORNIA
 Largest Provider of Oil & Renewable Energy in the State

75%



60%



#1 Largest Wind Farm in the U.S.

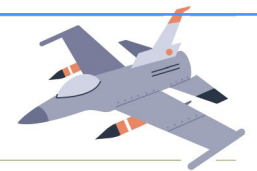


#1 Largest Battery Energy Storage System in the World



#14 Oil-Producing County in the Nation

OVER 50 WORLD TECH "FIRSTS"
 NAVAL AIR WEAPONS STATION CHINA LAKE



1ST COMMERCIAL SPACE PORT IN U.S.
 MOJAVE AIR & SPACE PORT AT RUTAN FIELD



1ST SPACE SHUTTLE LANDING
 EDWARDS AIR FORCE BASE



Aerial



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