

# 147 AC - Residential Development Opportunity

VTM 6876 - 371 RESIDENTIAL LOTS



LGI HOMES

LGI HOMES

SUBJECT  
PROPERTY

MORNING DRIVE

PALADINO DRIVE

FAIRFAX ROAD

JEREMY WILLER  
CONSTRUCTION

Bakersfield, California



COLDWELL BANKER  
**COMMERCIAL**  
**LAND TEAM**



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SUBMIT OFFERS AND REQUEST INFORMATION:

ERIC WASHLE,  
SENIOR VICE PRESIDENT  
27368 Via Industria, Suite 102  
Temecula, CA 92590  
(951) 297-7429  
[ericw@cbcsocalgroup.com](mailto:ericw@cbcsocalgroup.com)  
CALDRE: 02076218

MIKE PIZZAGONI,  
VICE PRESIDENT  
27368 Via Industria, Suite 102  
Temecula, CA 92590  
(951) 267-2912  
[mpizzagoni@cbcsocalgroup.com](mailto:mpizzagoni@cbcsocalgroup.com)  
CALDRE: 02200504

BRANDON SUDWEEKS, CCIM  
PRESIDENT  
27368 Via Industria, Suite 102  
Temecula, CA 92590  
(951) 442-3763  
[brandons@cbcsocalgroup.com](mailto:brandons@cbcsocalgroup.com)  
CALDRE: 01435174



CalDre: 02089395

# Executive Summary

## PROPERTY OVERVIEW

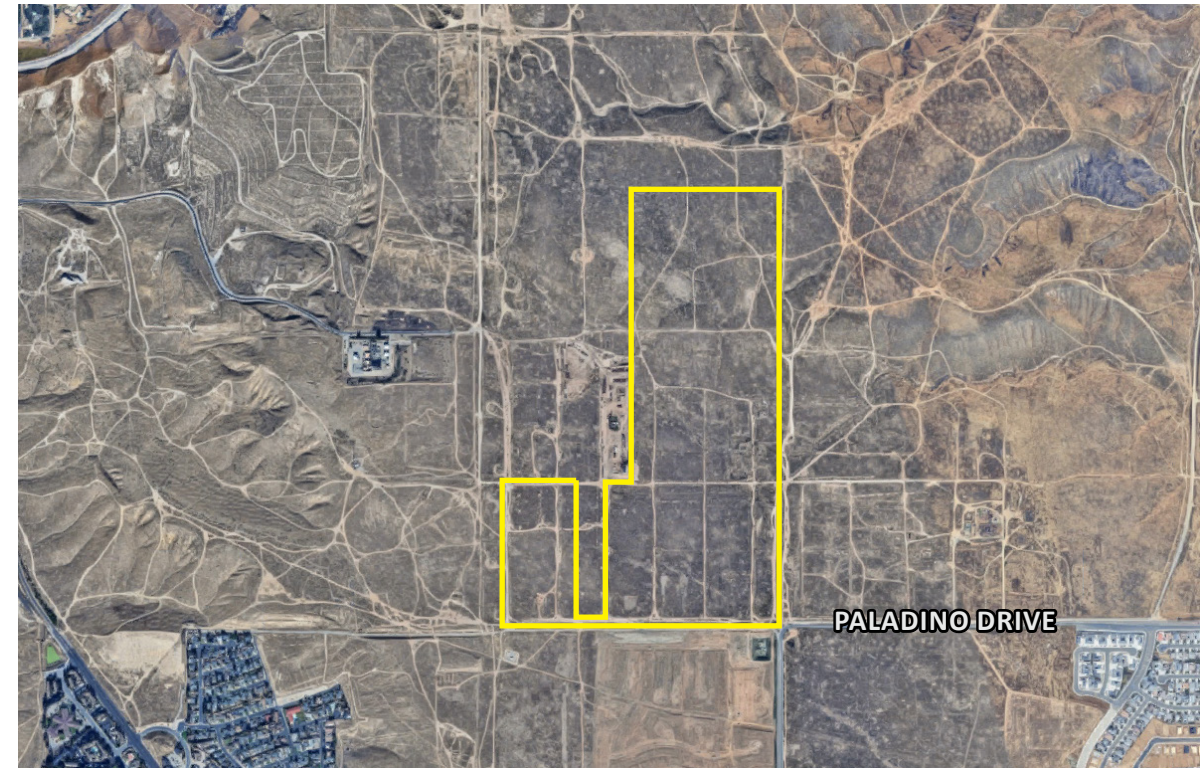
The offering consists of approximately 147 acres of land located in the northeast portion of the City of Bakersfield in Kern County. The property has entitlements (VTM 6876) consisting of 371 single-family residential lots spread out over five phases with various open space areas. Current VTM set to expire May 14, 2026. Additionally, the property was historically used for crude oil production and grazing so there are several abandoned/shut-in oil wells throughout the property. Surrounding the property are various new and incoming communities, most notably by LGI Homes, K. Hovnanian, and Jeremy Willer Construction. At the discounted price of \$1,500,000, ownership is targeting a quick sale. Please reach out with any questions or interest. DD file can be provided upon request.

## PROPERTY FACTS

- LOCATION: Bakersfield, Kern County, CA
- TOTAL SITE AREA: 147 Acres
- APN'S: 436-062-03-00-8, 16-00-6, 18-00-2, 29-00-4, 30-00-6
- ENTITLEMENTS: Vesting Tentative Tract 6876 - 371 Lots
- ZONING: R-1 One Family Dwelling, R-1-HD, OS - Open Space
- GENERAL PLAN: LR (Low Density Residential) & OS (Open Space)
- PRICE: \$1,500,000
- PRICE/AC: \$10,204

## ZONING

A majority of the property is zoned R-1 (One family Dwelling) with a smaller portion on the north side of the property being zoned OS (Open Space) and R-1-HD (Hillside Development). The R-1 Zoning allows for a residential density ranging from 2.1 – 6 dwelling units per net acre. In the General Plan, a majority of the property's land use is designated as LR (Low Density Residential) as well as some area designated as OS (Open Space). Buyer to confirm.





VESTING TENTATIVE MAP  
TRACT NO. 6876  
CITY OF BAKERSFIELD, CALIFORNIA



LEGEND

WELL LOCATION

PHASING

PHASE I	94 RESIDENTIAL LOTS
PHASE II	98 RESIDENTIAL LOTS
PHASE III	55 RESIDENTIAL LOTS
PHASE IV	87 RESIDENTIAL LOTS
PHASE V	37 RESIDENTIAL LOTS
TOTAL	371 RESIDENTIAL LOTS

ALTERNATIVE STREET NAMES

1. BLACK CURRENT WAY
2. PUMPELO BOULEVARD
3. TAMARILLO STREET
4. CRANBERRY DRIVE
5. GUAVA AVENUE
6. BLACKBERRY STREET

GENERAL NOTES

1. THIS DEVELOPMENT WILL CONFORM TO THE CITY OF BAKERSFIELD SUBDIVISION STANDARDS.
2. ASSESSOR'S PARCEL NUMBERS: 436-062-03, -16, -18 &-21.
3. APPROXIMATE GROSS AREA: 148.6 ACRES
4. NUMBER OF RESIDENTIAL LOTS: 371
5. NUMBER OF BUILDABLE LOTS: 373
6. NUMBER OF NON-BUILDABLE LOTS: 15
7. TOTAL NUMBER OF LOTS: 388
8. APPROXIMATE NET AREA: 68.69 ACRES
9. DWELLING UNITS PER NET ACRE: 5.4 LOTS PER ACRE
10. SEWER: CITY OF BAKERSFIELD
11. WATER: CALWATER
12. DRAINAGE: IN CONFORMANCE WITH CITY OF BAKERSFIELD STANDARDS
13. GAS: PACIFIC GAS AND ELECTRIC COMPANY
14. TELEPHONE: SBC COMMUNICATIONS
15. EXISTING LAND USE: LR, OS
16. FIRE PROTECTION: IN CONFORMANCE WITH CITY OF BAKERSFIELD FIRE DEPT. STANDARDS
17. EXISTING ZONING:
  - R-1 103.3 ACRES
  - R-1-HD 25.6 ACRES
  - OS-HD 19.7 ACRES
18. SURROUNDING ZONING: A, A-HD, R-1, R-2-CH
19. PROPERTY OWNER/SUBDIVIDER  
OSJ COMPANY, LLC  
1115 ORLANDO AVENUE  
ROSEVILLE, CALIFORNIA 95661
20. ENGINEER  
CARTER-BURGESS  
2033 HOWE AVENUE SUITE 220  
SACRAMENTO, CALIFORNIA 95825
21. BAKERSFIELD CITY SCHOOL DISTRICT  
CESAR E. CHAVEZ ELEMENTARY SCHOOL  
CHIFMAN JUNIOR HIGH SCHOOL  
HIGHLAND HIGH SCHOOL
22. WELLS TO BE ABANDONED

SHEET INDEX

SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	DETAILS
3.	TENTATIVE MAP
4.	TENTATIVE MAP
5.	TENTATIVE MAP
6.	TENTATIVE MAP

ABBREVIATIONS

BVC	BEGIN VERTICAL CURVE
CL	CENTERLINE
EVC	END VERTICAL CURVE
EX	EXISTING
FS	FINISH SURFACE
GB	GRADE BREAK
INT CL	INTERSECTION CENTERLINE
LS	LANDSCAPE
ROW	RIGHT OF WAY
TC	TOP OF CURB

LEGAL DESCRIPTION

APN 436-062-03:

THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 28 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET TO TAKE, MARKET, MINE, EXPLORE, OR DRILL FOR SAME, AS RESERVED IN THE DEED FROM SHIRLEY C. WARD, JR. AND RUTH M. WARD, HUSBAND AND WIFE, RECORDED AUGUST 31, 1976, IN BOOK 4975, PAGE(S) 1718, AS INSTRUMENT NO. 17761 OF OFFICIAL RECORDS.

APNS 436-062-16, 436-062-18 AND 436-062-21:

THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  AND THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 28 EAST, M.D.B.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL 1:

THAT PORTION OF THE SOUTHWEST  $\frac{1}{4}$  AND THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 28 EAST, M.D.B.M., LYING WESTERLY OF A LINE PARALLEL WITH AND 56 FEET EASTERLY MEASURED AT RIGHT ANGLES, FROM THE FOLLOWING DESCRIBED SURVEYED REFERENCE LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID SECTION 12, SAID POINT BEING SOUTH 89°46'01" EAST, 128.60 FEET, MEASURED ALONG SAID SOUTHERLY LINE, FROM A FOUND 4 INCH IRON PIPE WITH CAP SET AT THE SOUTH  $\frac{1}{4}$  CORNER OF SAID SECTION 12, SAID POINT ALSO BEING NORTH 89°46'01" WEST, 2,547.25 FEET, MEASURED ALONG SAID SOUTHERLY LINE, FROM A FOUND 2 INCH IRON PIPE WITH TAG MARKED "LS 3238" SET AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE NORTH 00°37'49" EAST, 5,290.75 FEET, TO A POINT IN THE NORTHERLY LINE OF SAID SECTION 12, SAID LAST MENTIONED POINT BEING SOUTH 89°46'52" EAST, 136.19 FEET, MEASURED ALONG SAID NORTHERLY LINE, FROM A FOUND KERN COUNTY SURVEYORS BRASS CAP MONUMENT SET FOR THE NORTH  $\frac{1}{4}$  CORNER OF SAID SECTION 12, SAID POINT ALSO BEING NORTH 89°46'52" WEST, 2,540.33 FEET, MEASURED ALONG SAID NORTHERLY LINE, FROM A FOUND KERN COUNTY SURVEYORS MONUMENT STAMPED "J.A.H. LS21004" SET FOR THE NORTHEAST CORNER OF SAID SECTION 12.

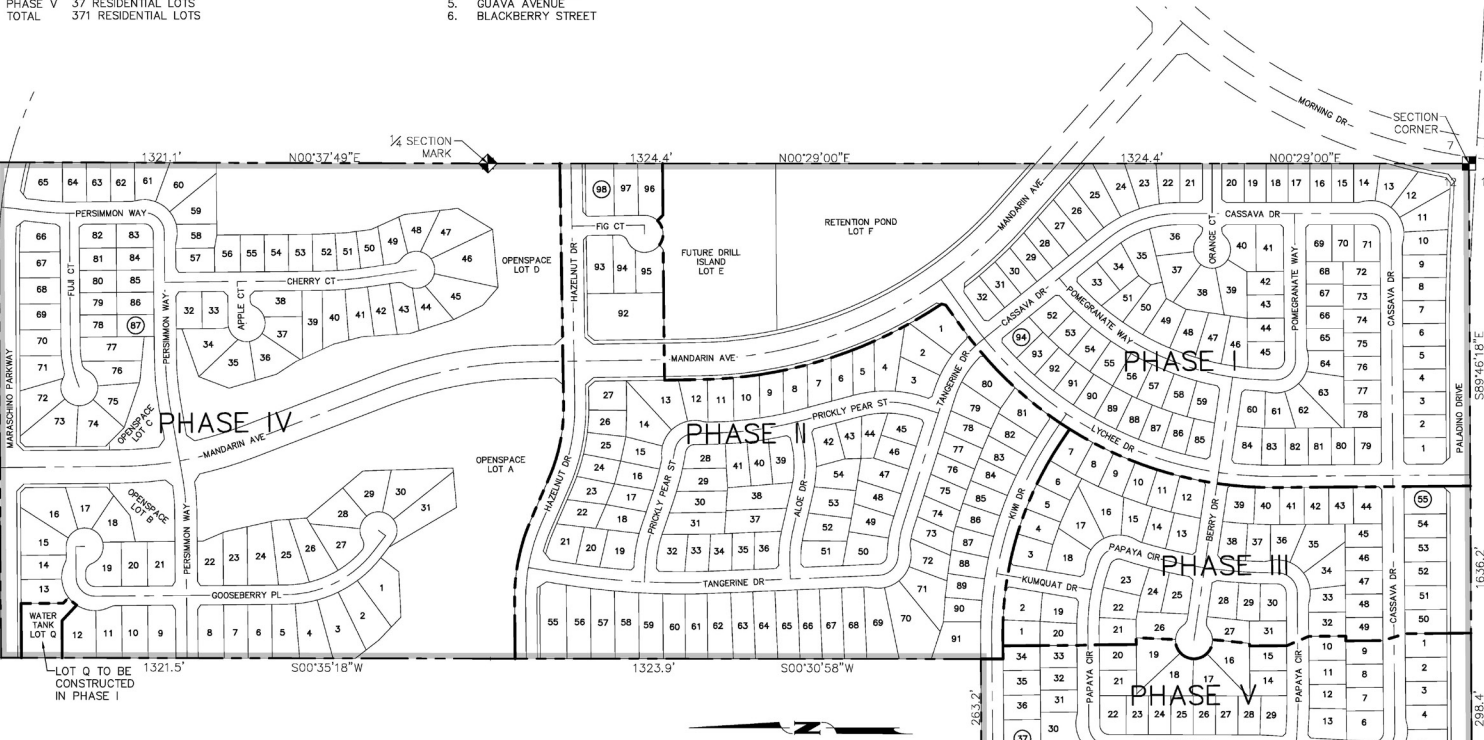
PARCEL 2:

THAT PORTION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 28 EAST, M.D.B.M., LYING WITHIN THAT CERTAIN STRIP OF LAND, 200 FEET WIDE, DESCRIBED IN THAT CERTAIN RIGHT-OF-WAY AGREEMENT FROM RESUL CHAIN AND JOSEPH CHAIN TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED JULY 28, 1925 IN BOOK 84, PAGE 422 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

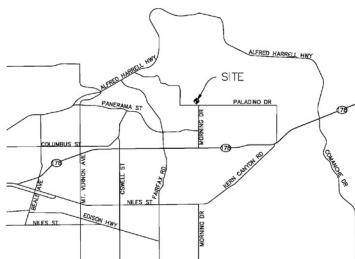
THAT PORTION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 28 EAST, M.D.B.M. LYING WITHIN THAT CERTAIN STRIP OF LAND, 120 FEET WIDE, DESCRIBED IN THAT CERTAIN RIGHT-OF-WAY EASEMENT FROM SAMUEL CHAIN, ET AL, 1950 IN BOOK 1648, PAGE 433 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OF THE OIL AND GAS, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE SUCH DEPOSITS FROM SAID LAND UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF CONGRESS APPROVED JULY 17, 1914 (38 STAT. 509) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA TO WILLIAM PINNER DATED MAY 15, 1919, RECORDED JULY 9, 1919 IN BOOK 19, PAGES 453 OF PATENTS.



SITE BENCH MARK

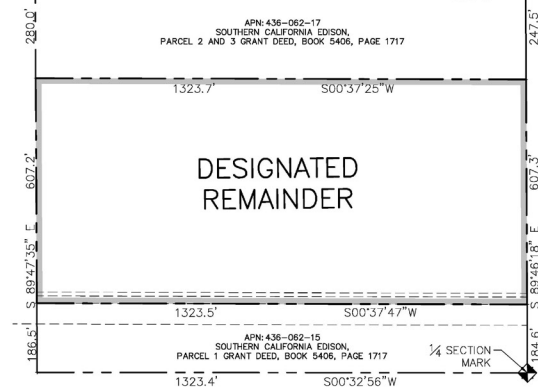
THE BASIS OF ELEVATION FOR THIS SITE WAS DERIVED FROM A CITY BENCH MARK ELEVATION 784.46 CHISELED SQUARE AT THE SOUTH END OF THE SOUTHWEST CURB RETURN AT THE CENTERLINE INTERSECTIONS OF PANORAMA AND MORNING DRIVES.



VICINITY MAP  
N.T.S.

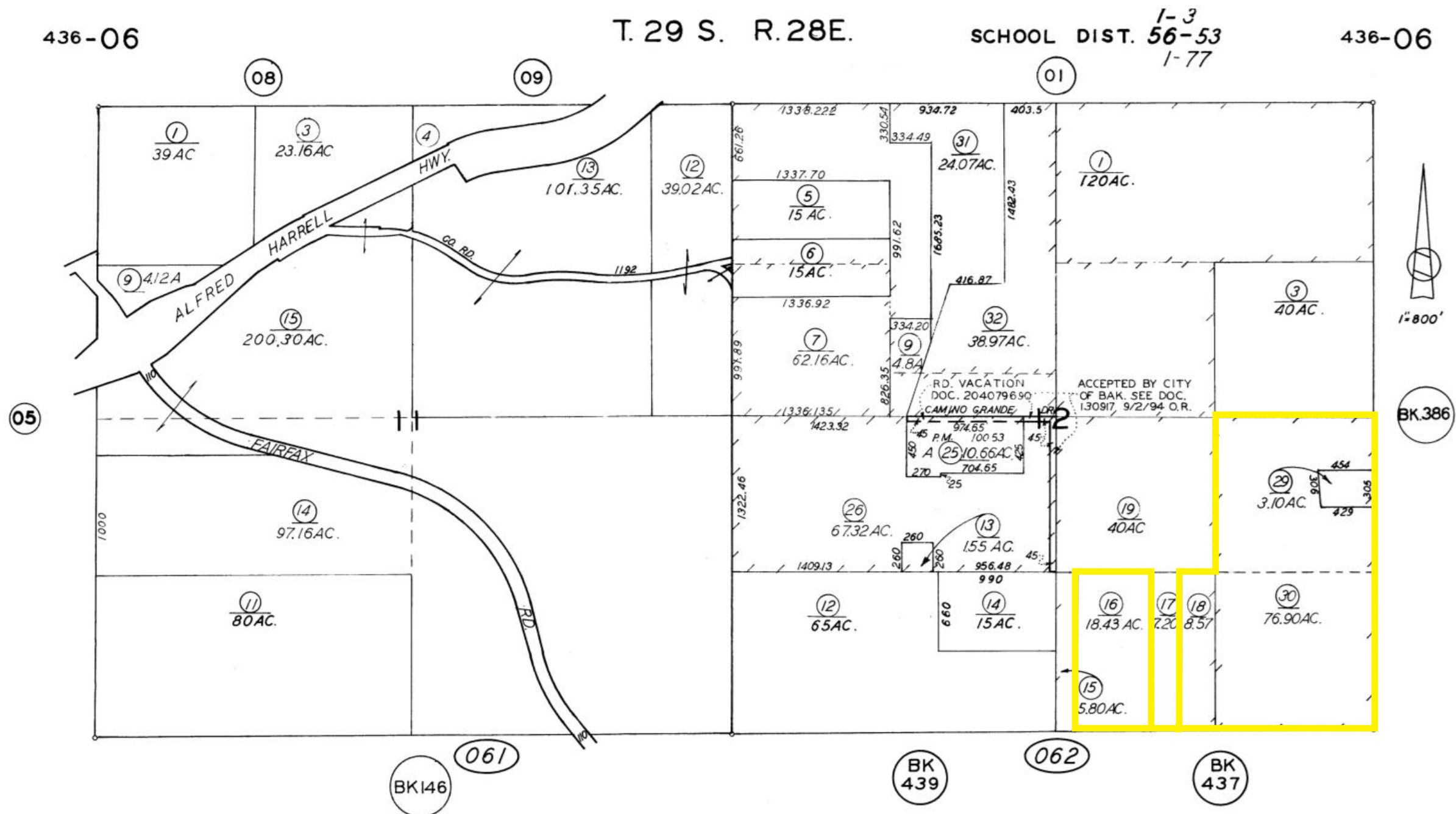
PROJECT MAP

SCALE: 1"=200'



NO.		REVISIONS		DATE		BY		BENCH MARK		ELEV.		FIELD BOOK		SCALE		CITY OF BAKERSFIELD		Carter-Burgess		TRACT 6876		BAKERSFIELD NE		TITLE SHEET		SHEET	
								DESCRIPTION:						HORIZ. 1"=100'				2033 HOWE AVE. STE 220								1	
														VERT. 1"=100'				SACRAMENTO, CA 95825								OF	
																		PHONE (916) 929-3333 FAX (916) 929-1772								6	
																		PROJECT NO: 333349									

# Parcel Map



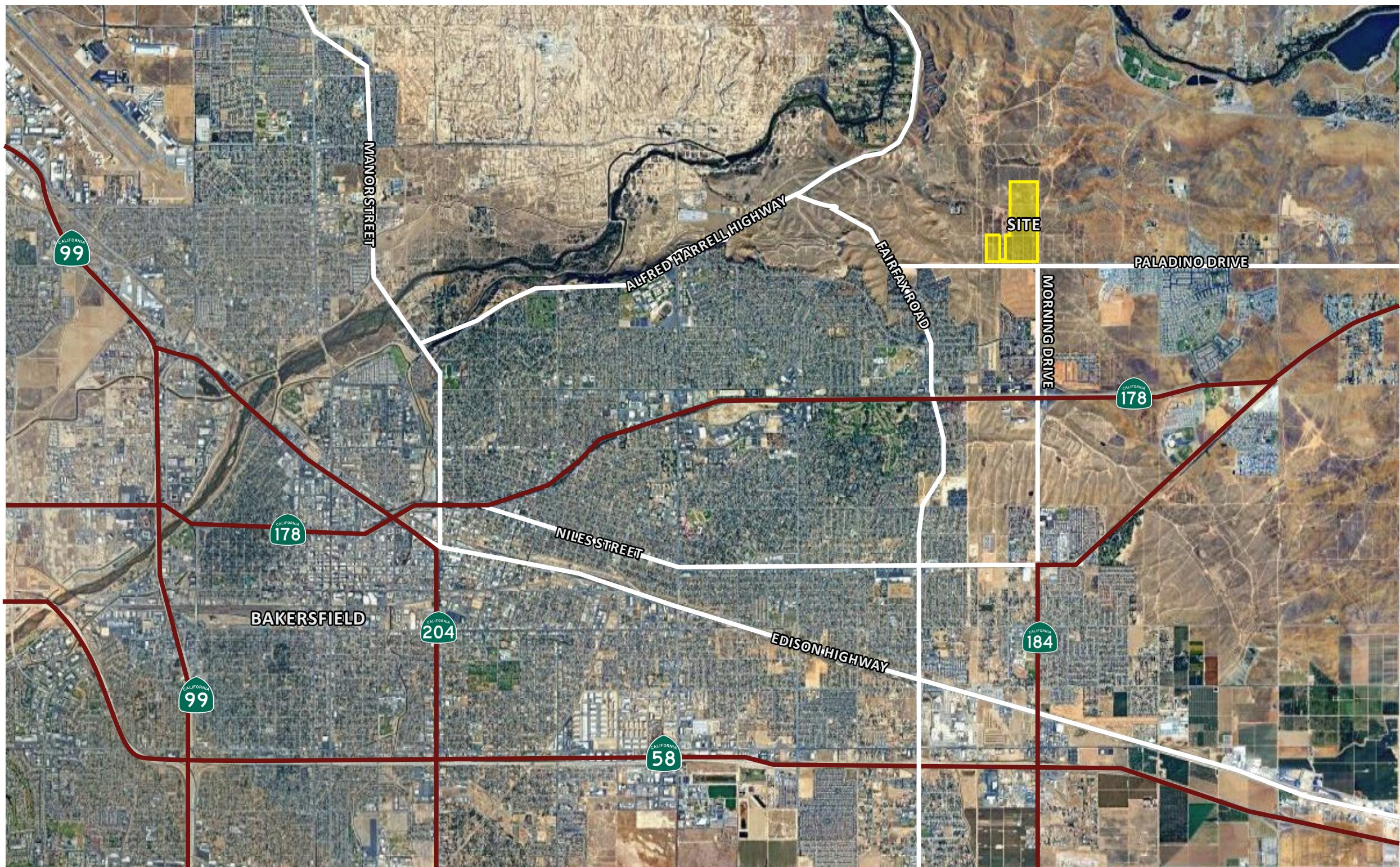
Revised: 10/18/2022

**Note:** This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

**ASSESSORS MAP NO. 436-06**  
**COUNTY OF KERN**

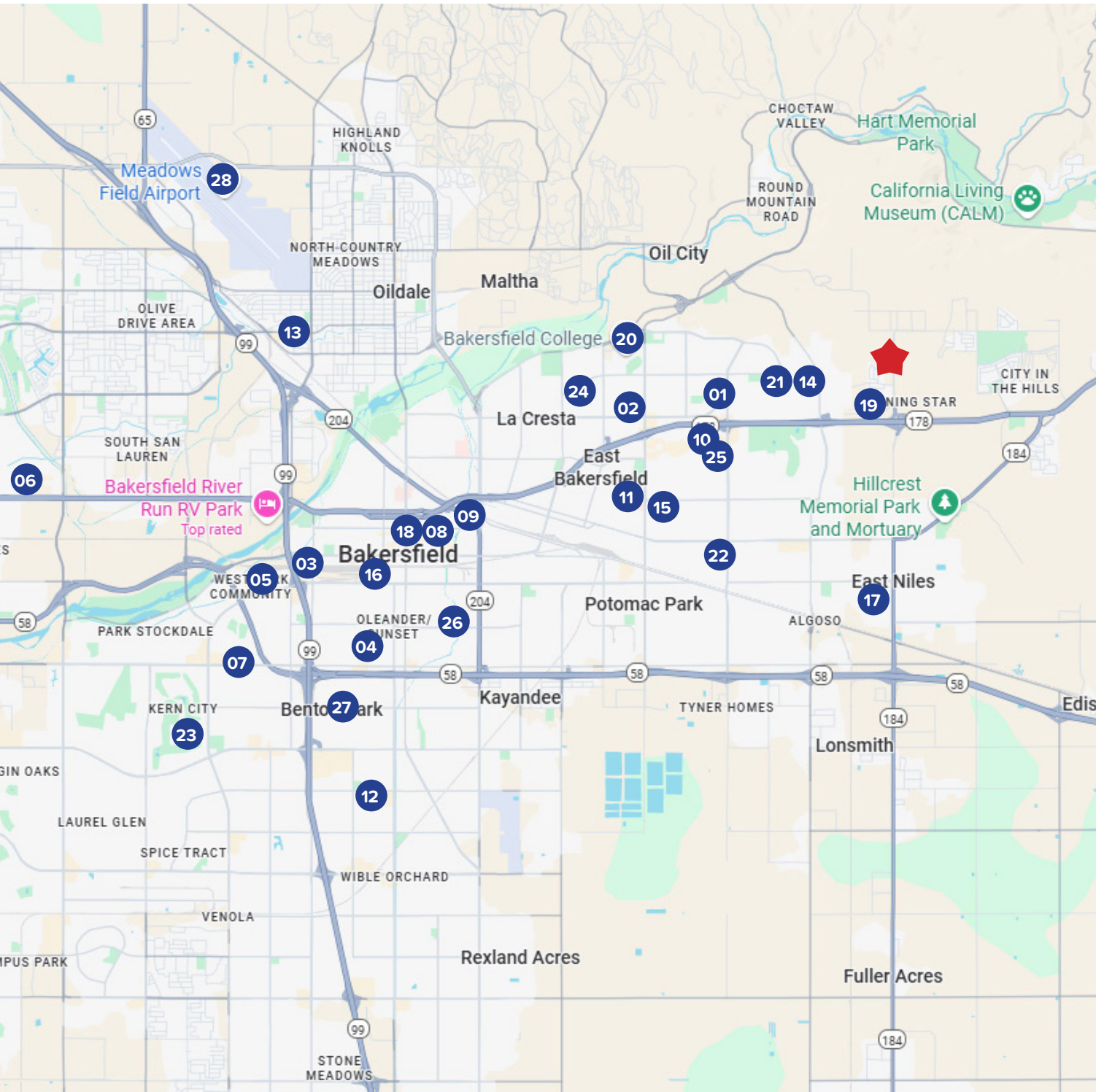


# Aerial Map





# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Country Club Plaza
- 02 College Shopping Center
- 03 California Oak Shopping Center
- 04 The Village Center
- 05 Bakersfield Plaza
- 06 Northwest Promenade
- 07 Stockdale Fashion Plaza

## ENTERTAINMENT

- 08 Downtown Red Zone
- 09 Bakersfield Music Hall of Fame

## MEDICAL FACILITIES

- 10 Kaiser Permanente
- 11 Kern Medical Hospital
- 12 Kern Surgery Center
- 13 Good Samaritan Hospital

## EDUCATION

- 14 Highland High School
- 15 E. Bakersfield High School
- 16 Bakersfield High School
- 17 Foothill High School
- 18 UC Merced
- 19 Vanguard University
- 21 Chipman Jr High School
- 22 Sierra Middle School
- 23 Mojave River Academy
- 24 Washington Middle School
- 25 Harding Elementary School
- 26 McKinley Elementary School
- 27 Evergreen Elementary School

## GOVERNMENT FACILITIES

- 28 Meadows Field Airport



# Bakersfield, CA

Bakersfield is in California’s southern San Joaquin Valley, roughly 110 miles north of Los Angeles. It sits along key highways (Highway 99 and 58), making it a central stop between Northern and Southern California. On the city’s northeastern edge, the California Living Museum explores the state’s flora and fauna, and has a reptile house and a touch tank. Northeast, trails wind through the mountains of the Kern River Ranger District, part of Sequoia National Forest.

## Highlights

**Economy:**  
Driven by agriculture (carrots, almonds, grapes) and oil production, making it a key hub in California’s energy and farming industries.

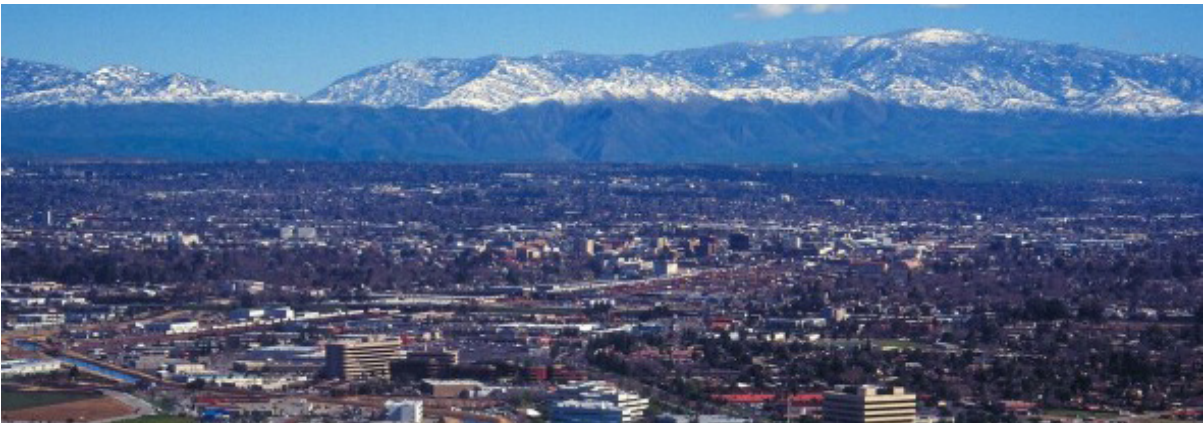
**Culture:**  
Known for the Bakersfield Sound in country music, associated with Buck Owens and Merle Haggard. Hosts live music, Basque dining traditions, and local festivals.

**Recreation:**  
Near Kern River for rafting and fishing, and Sequoia National Forest for hiking. City parks, bike paths, and local speedways offer year-round outdoor activities.

**Landmarks:**  
Buck Owens Crystal Palace (live music + museum)  
Fox Theater (historic venue)  
Kern County Museum (local history and Pioneer Village)

## 2025 Summary

Population	413,381
Households	130,761
Median Age	31.9
Median Household Income	\$77,397
Average Household Income	\$92,657





# Location Overview

## KERN COUNTY DEMOGRAPHICS

Located at the southern end of California’s Central Valley, Kern County blends rich agricultural lands, energy production, and diverse natural landscapes. With a population of around 920,000, the county is anchored by Bakersfield, its largest city and economic hub.

Kern County is a major agricultural producer, known for crops like almonds, grapes, and citrus while also being a leader in oil and natural gas production in California. Its economy is further supported by renewable energy, aerospace, and logistics due to its central location.

The county’s geography is incredibly diverse, spanning fertile valleys, the Sierra Nevada foothills, and the Mojave Desert. Outdoor enthusiasts enjoy hiking, rafting on the Kern River, camping at Lake Isabella, and exploring the red rock formations of Red Rock Canyon State Park. The region’s warm climate and open spaces also make it a hub for off-road recreation and wildlife watching.

Culturally, Kern County is home to the Bakersfield Sound, with venues like Buck Owens’ Crystal Palace celebrating its country music heritage. Historical sites, including the Kern County Museum and the César E. Chávez National Monument, reflect its deep agricultural and labor history.

Affordable living compared to many parts of California, combined with a growing job market, makes Kern County a practical choice for families and businesses looking to settle in a community with a blend of urban convenience and outdoor access.

### 2025 Summary

Population	913,820
Households	289,845
Median Age	32.4
Median Household Income	\$67, 660





**FOR MORE INFORMATION CONTACT:**

**ERIC WASHLE**

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: [ericw@cbsocalgroup.com](mailto:ericw@cbsocalgroup.com)

CALDRE: 02076218

**MIKE PIZZAGONI**

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: [mpizzagoni@cbsocalgroup.com](mailto:mpizzagoni@cbsocalgroup.com)

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**BRANDON SUDWEEKS**

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: [brandons@cbsocalgroup.com](mailto:brandons@cbsocalgroup.com)

CALDRE: 01435174



**COLDWELL BANKER  
COMMERCIAL  
LAND TEAM**

27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

[www.cbsocalgroup.com](http://www.cbsocalgroup.com)

CALDRE: 02089395