

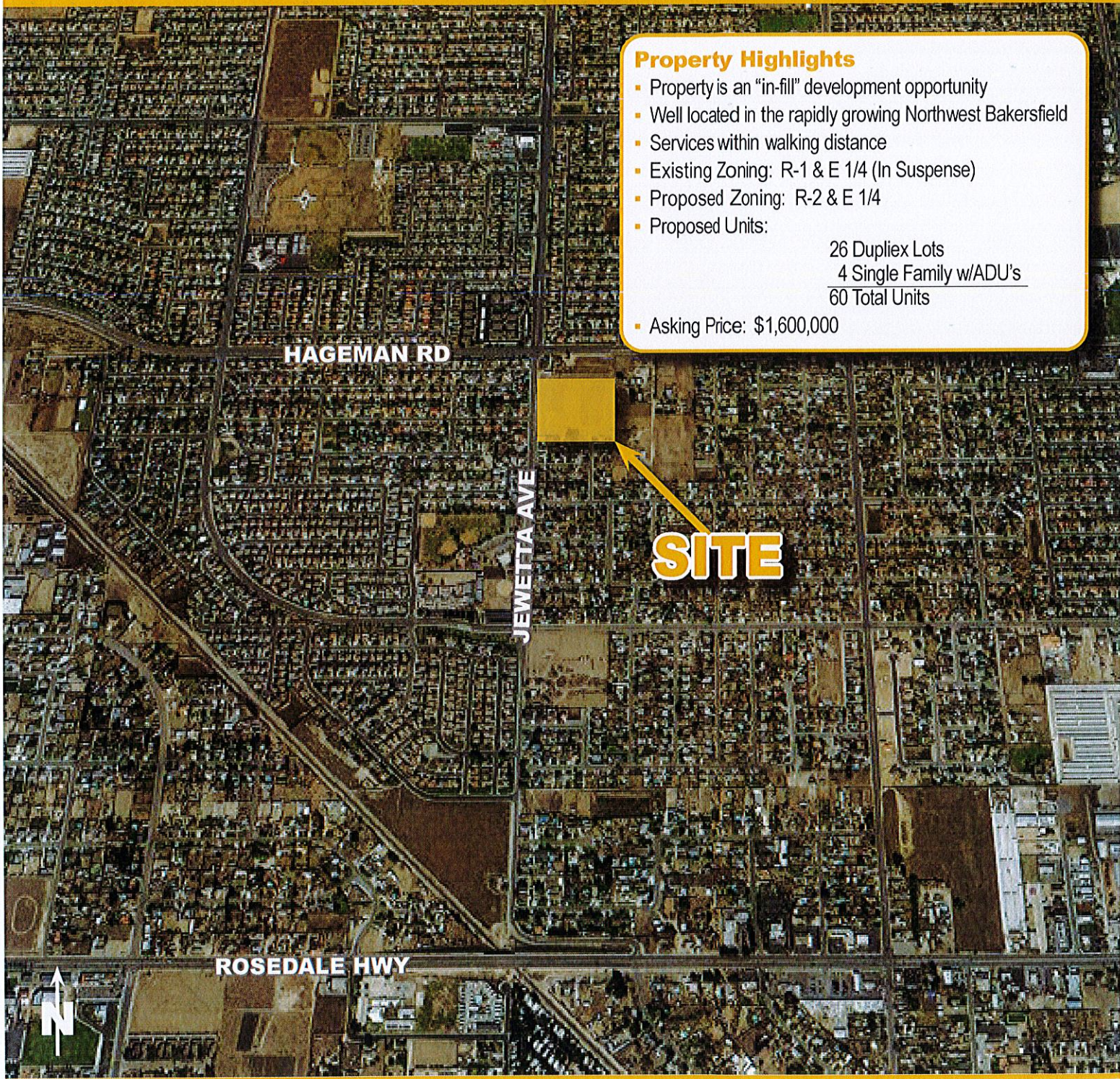


# 9.34 Acre Lot Available FOR SALE

SEQ Jewetta Ave & Hageman Rd • Bakersfield, CA

### Property Highlights

- Property is an "in-fill" development opportunity
- Well located in the rapidly growing Northwest Bakersfield
- Services within walking distance
- Existing Zoning: R-1 & E 1/4 (In Suspense)
- Proposed Zoning: R-2 & E 1/4
- Proposed Units:
  - 26 Duplex Lots
  - 4 Single Family w/ADU's
  - 60 Total Units
- Asking Price: \$1,600,000



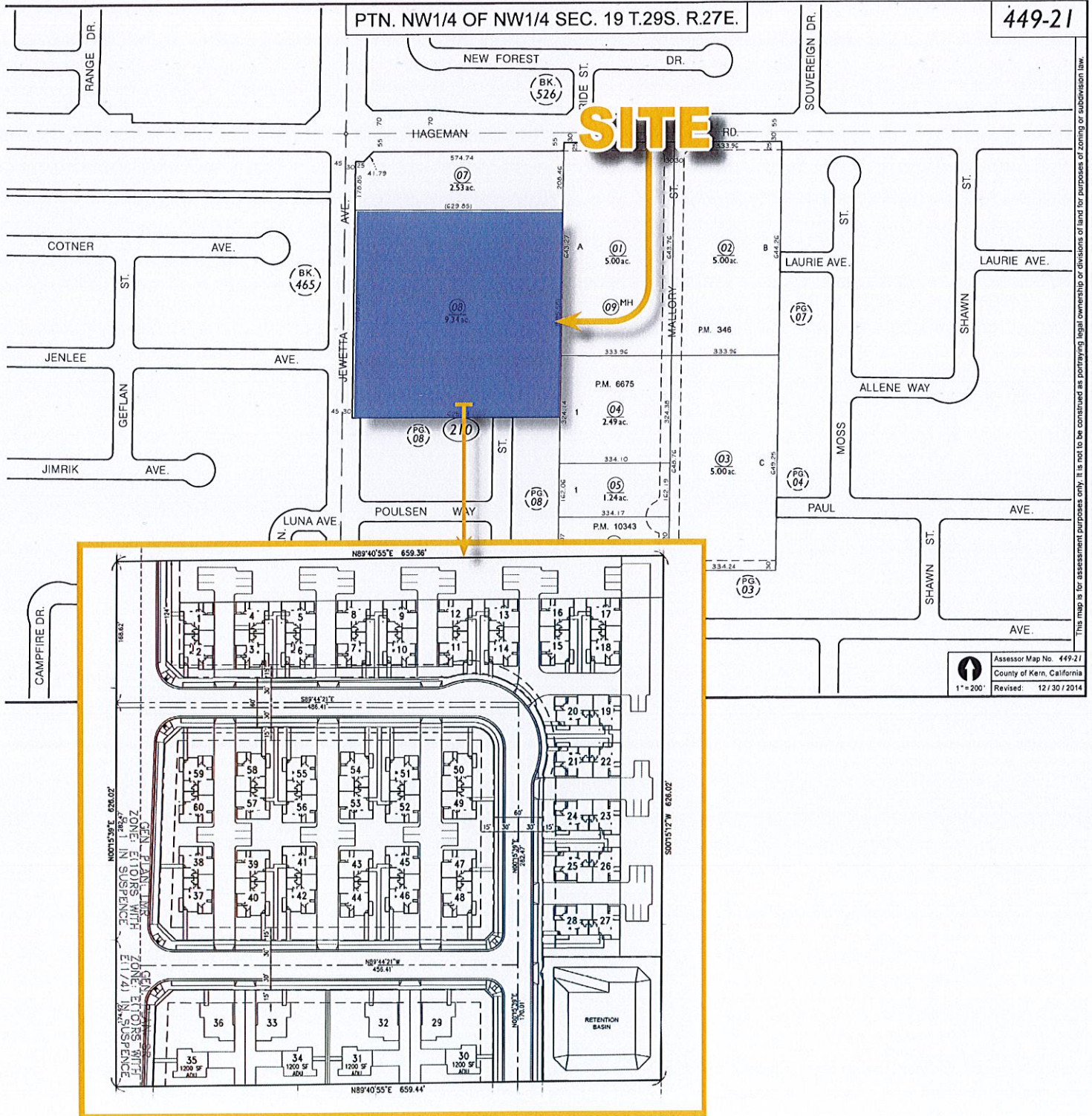
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The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.

# Lot Available For Sale

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## Parcel Map



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## Acreege Calculations & Map

### Property Information

- Rosedale School District
- Elementary: Rosedale North
- Junior High: Freedom Junior High
- High School: Frontier High School

### ACREAGE CALCULATIONS

OF A PORTION OF LOT 8 IN SECTION 19, T 29S, 27E, 30M, IN THE UNINCORPORATED COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE SALES MAP OF THE LANDS OF J.B. HAGGIN DATED AUGUST 19, 1900 AND FILED AUGUST 20, 1900 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

**BASIS OF BEARINGS:**  
ALL BEARINGS AND DISTANCES SHOWN ARE RECORD OR CALCULATED FROM RECORD PER PARCEL MAP 346 RECORDED IN BOOK 3 OF PARCEL MAPS AT PAGE 99

