



For Sale

12.71 Acres of Vacant Land

3000 Fairfax Rd | Bakersfield, CA 93306

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Property Overview

The subject site is located in Bakersfield, California, at the northwest corner of Fairfax Rd and College Ave, surrounded by a dense residential area.

Sales Price:

\$1,500,000 (\$2.83/sf)

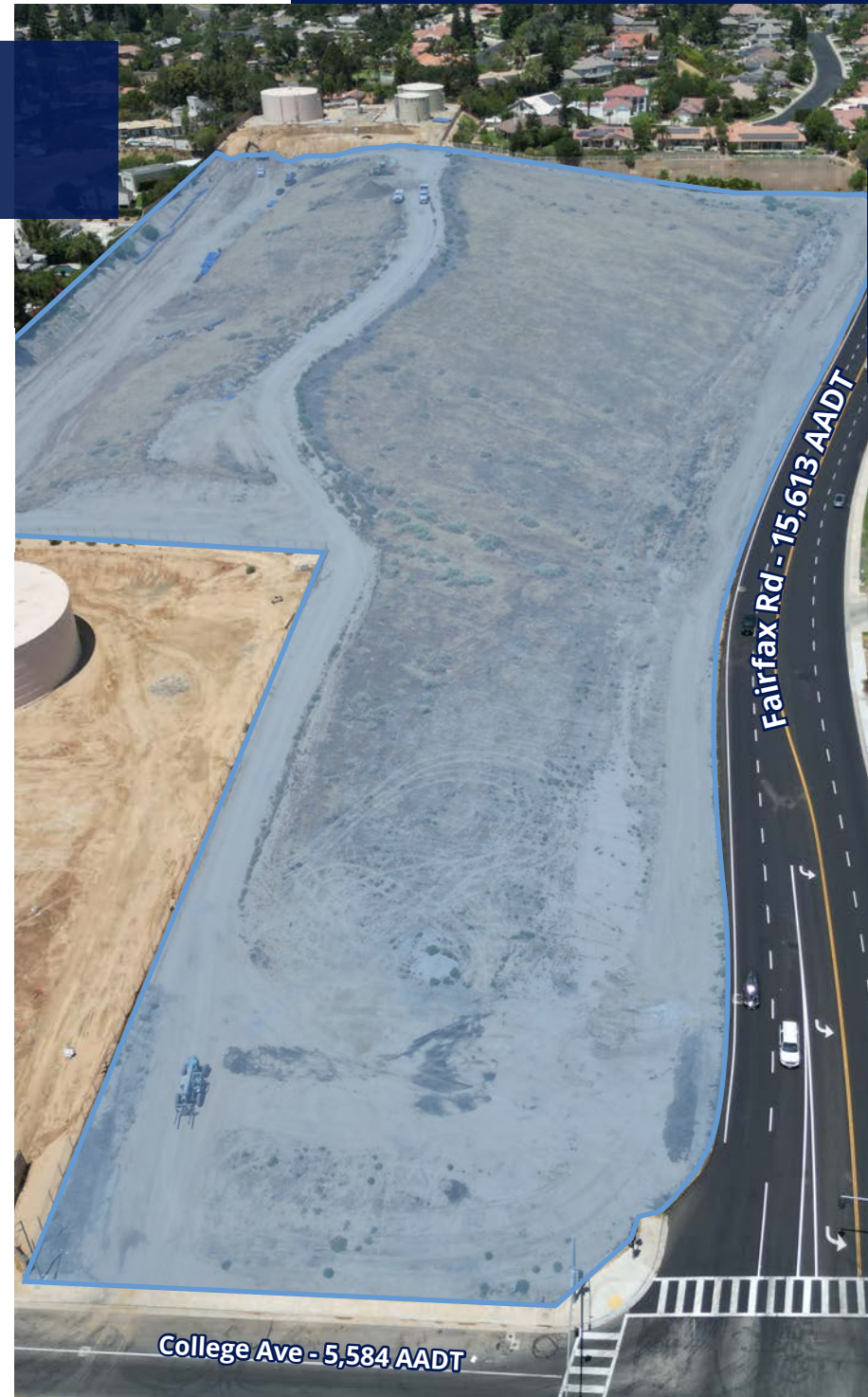
Available:

± 12.71 acres (± 530,125 sf)

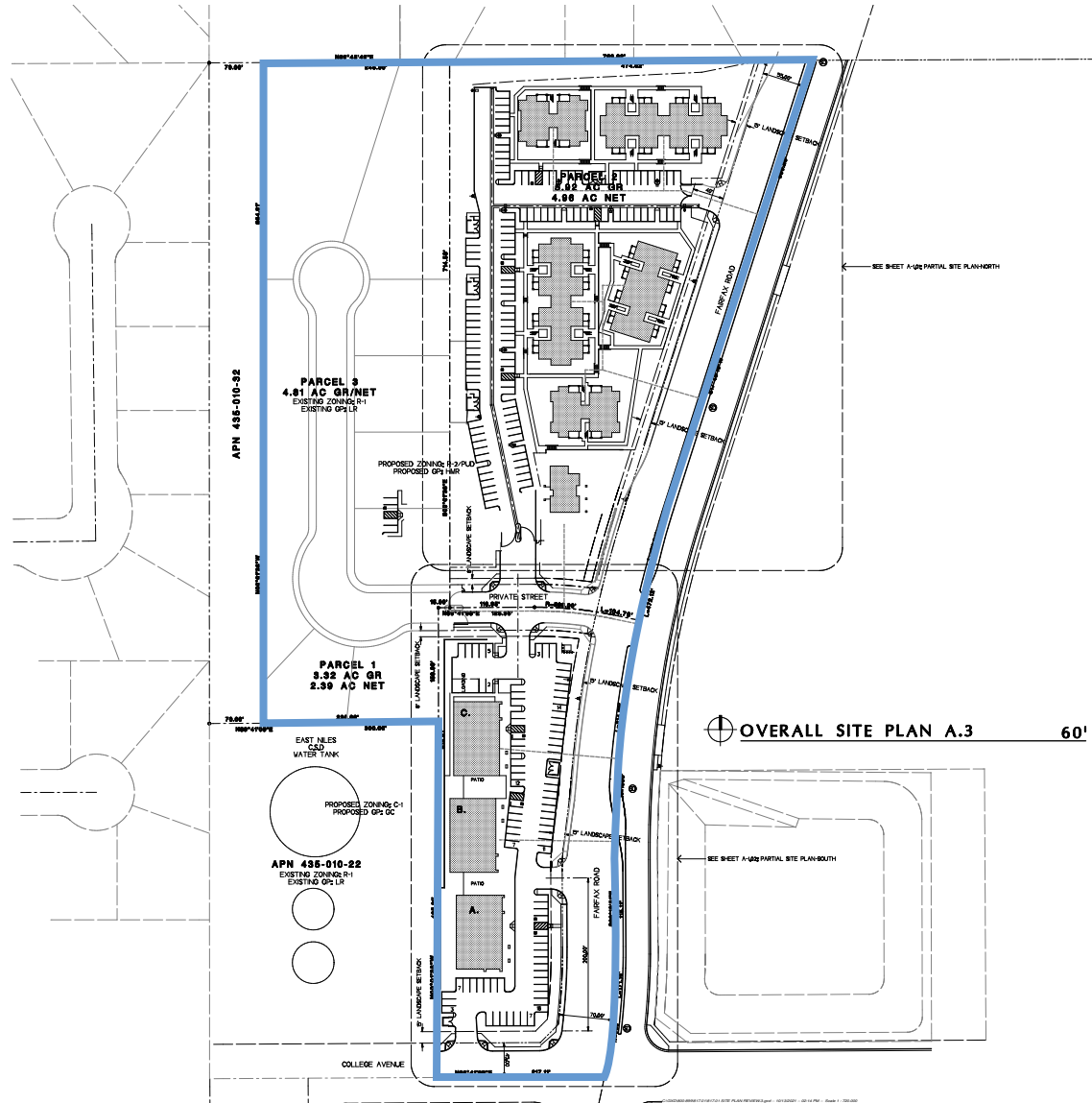
Highlights:

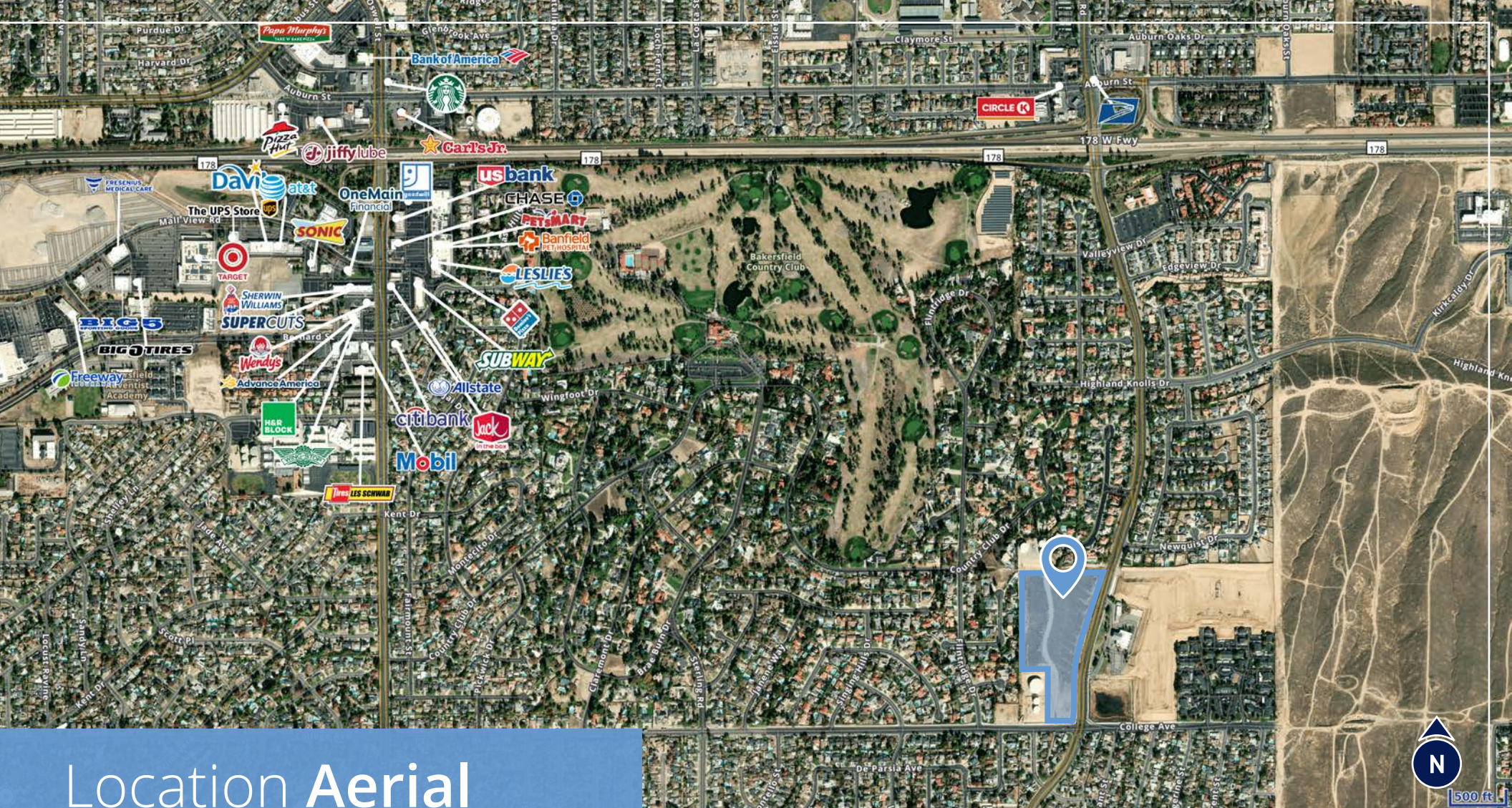
- **High Visibility and Accessibility:** The site offers excellent visibility and is easily accessible.
- **Proximity to Major Highways:** Conveniently located near Highway 178 and Highway 58, ensuring easy connectivity.
- **Surrounded by Residential Homes:** Situated in a thriving residential area, providing a built-in customer base for future developments.
- **Zoning Update:** Currently in the process of a zone change to MX-1, allowing for mixed-use development of multi-family and retail.
- **Current Zoning:** Zoned R1.

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Site Plan





Location Aerial

Demographics



Population

1 Mile: 13,189
3 Mile: 106,111
5 Mile: 170,000



Daytime Population

1 Mile: 10,112
3 Mile: 91,888
5 Mile: 165,338



Businesses

1 Mile: 183
3 Mile: 1,883
5 Mile: 4,328



Median Age

1 Mile: 32.0
3 Mile: 31.6
5 Mile: 31.5



Households

1 Mile: 3,830
3 Mile: 31,196
5 Mile: 51,283

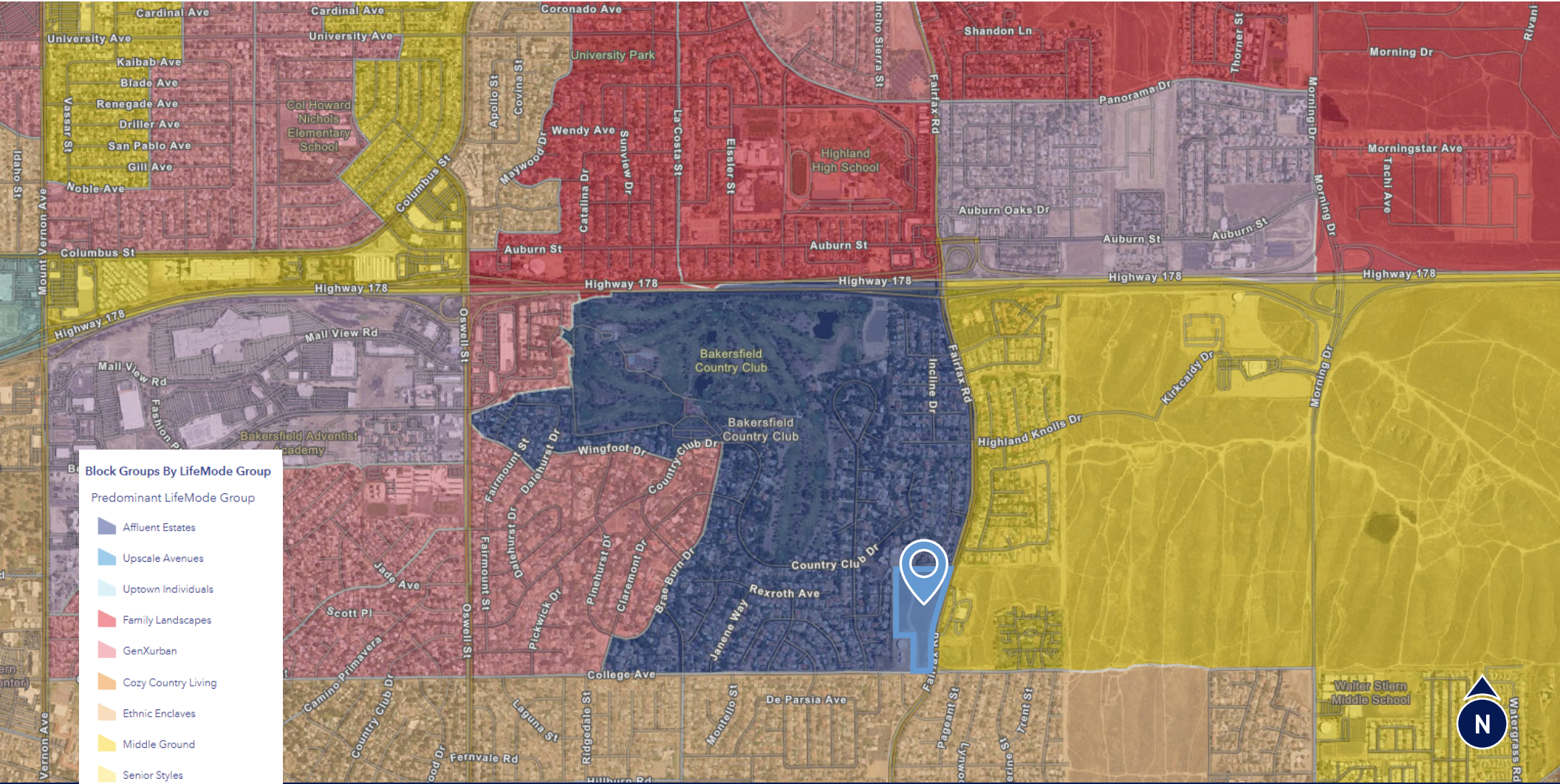


Average HH Income

1 Mile: \$86,353
3 Mile: \$80,005
5 Mile: \$73,777

3000 Fairfax Rd

Tapestry Segment



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