

# JACKSON RANCH MIXED-USE HWY COMMERCIAL DEVELOPMENT

# 147-ACRE HIGHWAY COMMERCIAL DEVELOPMENT

SWC INTERSTATE 5 & UTICA AVE IN KINGS COUNTY, CA



#### FOR MORE INFORMATION, CONTACT:

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**RETAIL CALIFORNIA CRE**

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Fresno, CA 92711

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 SWC INTERSTATE 5 & UTICA AVE IN KINGS COUNTY, CA

**PROPERTY DESCRIPTION:**

Jackson Ranch is a premier highway commercial mixed-use development consisting of approximately 405 acres of land. The project features approximately 27 acres of improved highway commercial land (Phase 1), 120 acres of industrial land (Phase 2), and 258 acres of land zoned for specialty agriculture. The first of two gas stations has opened for business (Chevron), with the Shell station planning to open in late 2025. There are also plans in place for a 10-acre truck stop to be delivered in 2026. The remaining Phase 1 highway commercial parcels are available immediately and will be delivered in a rough graded condition with all utilities stubbed and all off-site work completed.

### PROPERTY HIGHLIGHTS:

Jackson Ranch is strategically located along Interstate 5 at Utica Avenue about half-way between San Francisco and Los Angeles. This master-planned business development is well positioned to give travelers a new and welcomed travel center experience as they make their way up and down the state of California. With approximately 27 acres of highway commercial uses planned, there will be something for all travelers, not just truck drivers looking to refuel. Jackson Ranch will offer hotels, sit-down restaurants, quick service restaurants, general retail, a truck stop, and even an open green space amenity. The project will include attractive off-site landscaping and massive highway pylon signage to attract motorists.

**AVAILABLE PHASE 1 PARCELS:** See site plan on the next page for availability.

**PRICING:** Please contact agent for more information.

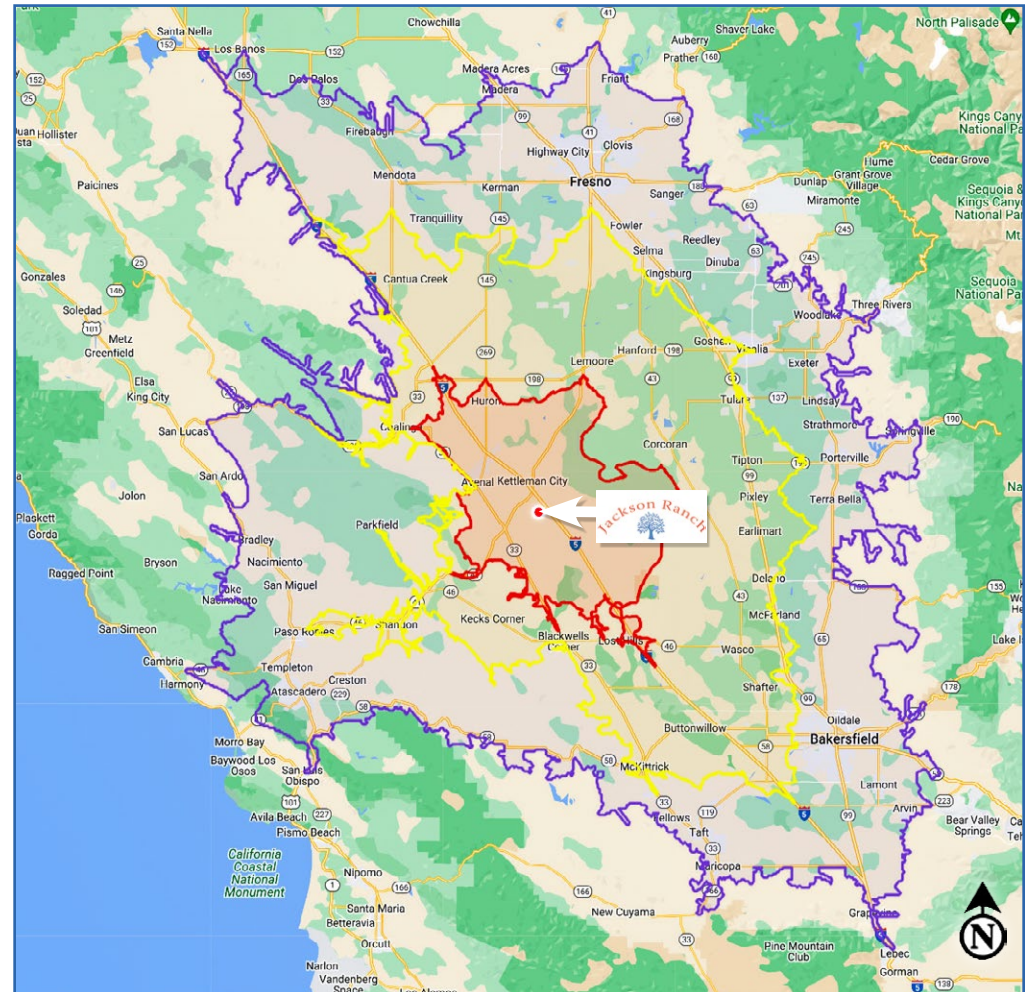
<b>2024 DEMOGRAPHICS:</b>	<b><u>30 Min.</u></b>	<b><u>60 Min.</u></b>	<b><u>90 Min.</u></b>
Total Population:	30,506	440,436	2,585,080
Total Households:	5,504	124,005	794,085
Avg. HH Income:	\$57,846	\$80,504	\$87,922
Daytime Pop:	39,864	441,495	2,534,404

Data Source: Claritas, LLC

**2024 TRAFFIC COUNTS:**

Interstate 5 (N/S): 75,206 ADT

Data Sources: Claritas LLC; STI; Kalibrate TrafficMetrix



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#### JACKSON RANCH · PHASE 1 SITE PLAN - 27.02± AC (12.23± ac remaining available)

Phase 1 Summary		
Parcel Number	Conceptual Use	Acres
1	<b>SOLD</b> Truck Stop	10.03
2	Fast Food	1.10
3	Restaurant	1.13
4	Fast Food	0.93
5	Fast Food	0.74
6	Restaurant	1.14
7	<b>SOLD</b> Gas Station	1.80
8	<b>SOLD</b> Gas Station	2.06
9	Fast Food	0.96
10	Green Space Amenity	0.90
11	Fast Food	0.82
12	Fast Food	0.72
13	Hotel	2.04
14	Hotel	2.65
<b>Total</b>		<b>27.02</b>





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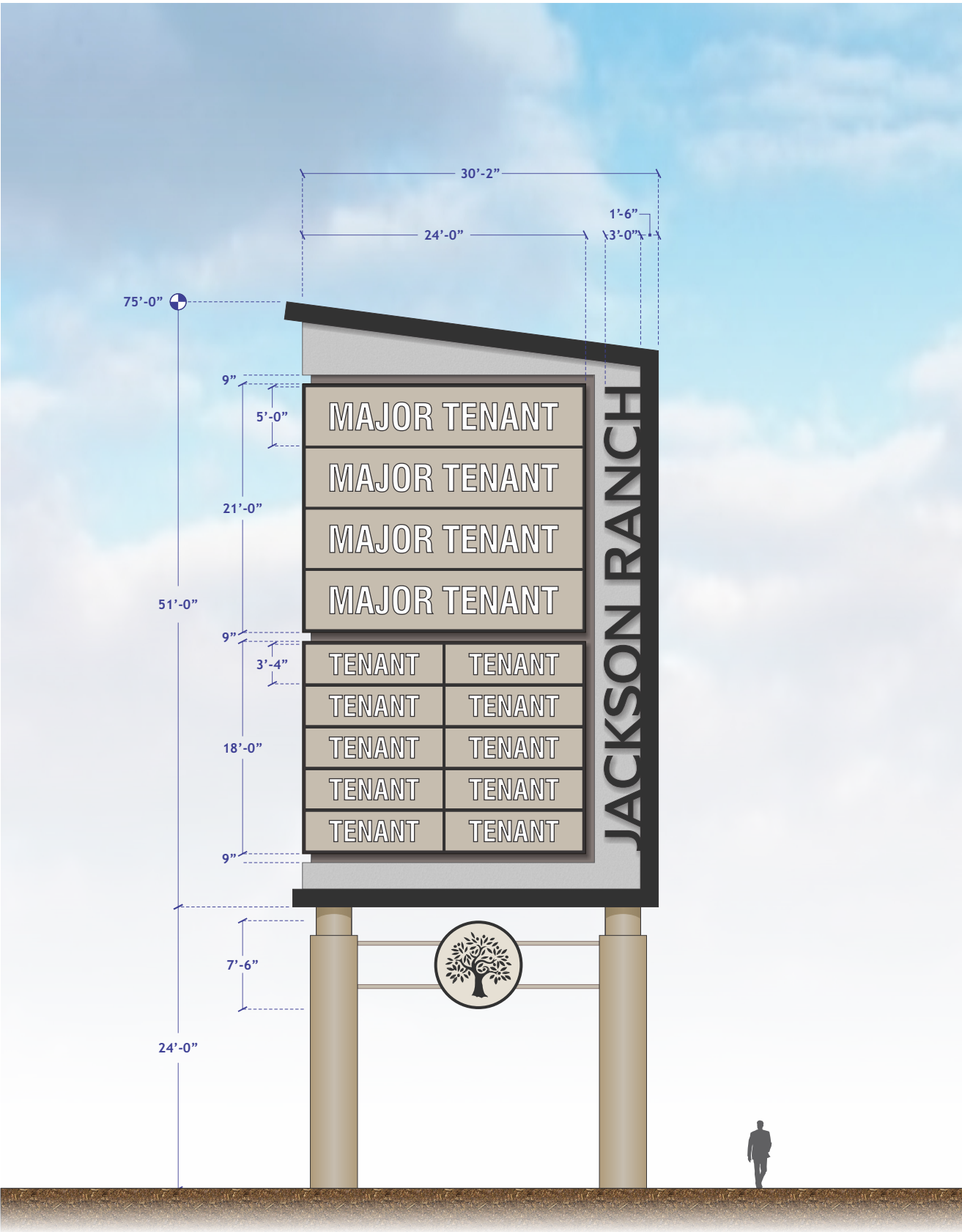
### JACKSON RANCH • LAND USE PLAN



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# CONCEPTUAL PYLON SIGN DESIGN

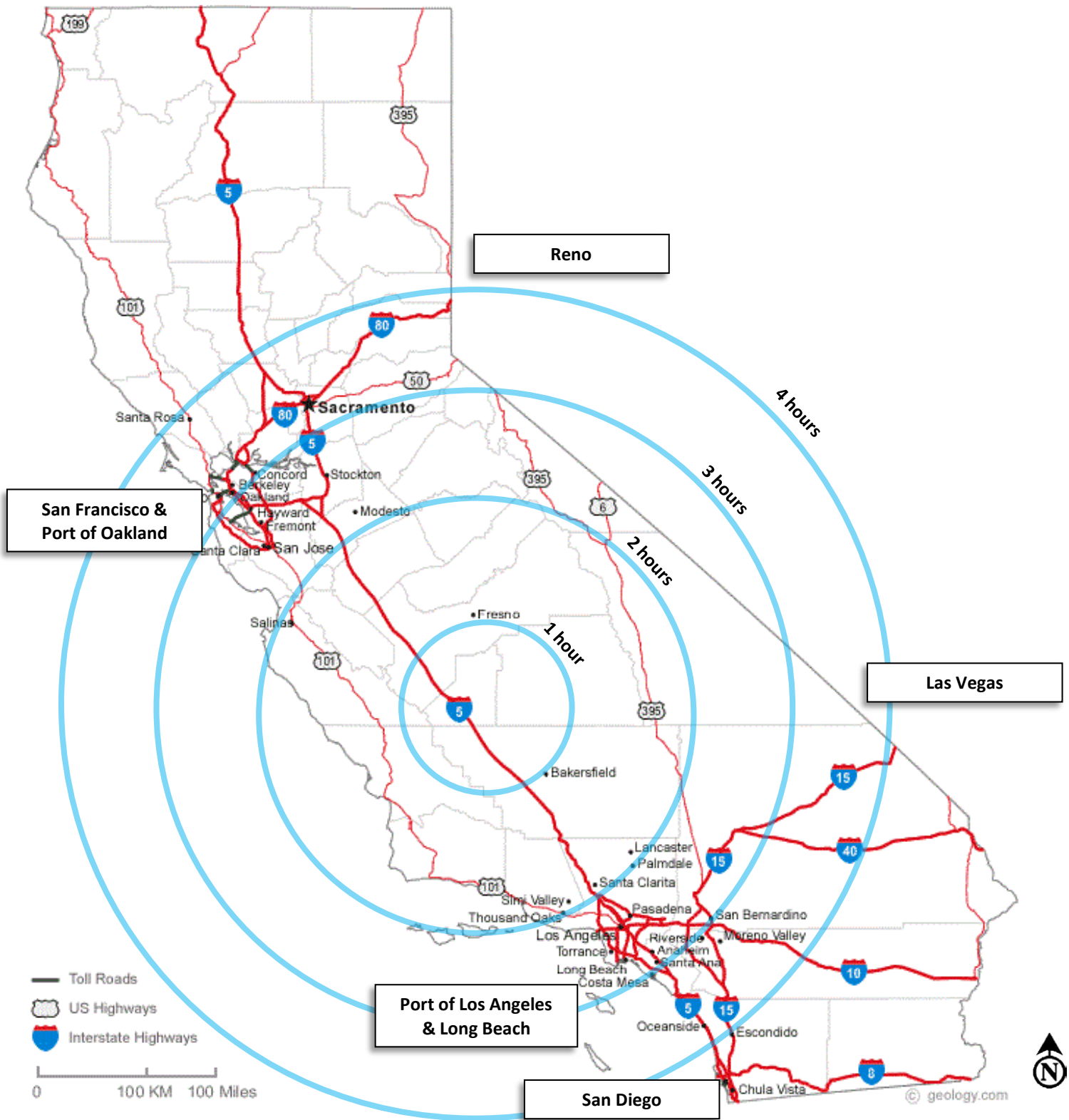


# 2024 MARKET INFO

Tejon Ranch (Tejon Ranch) 87.3 miles S of Utica Midway		Highway 58 (Buttonwillow) 53 miles S of Utica Midway		Highway 46 (Paso) 40.5 miles SW of Utica Midway		Highway 41 (Kettleman City) 7 miles N of Utica Midway	
Fast Food							
1.	In-n-Out	1.	Taco Bell	1.	Pizza Hut	1.	In-n-Out
2.	Arby's	2.	Pizza Hut	2.	Subway	2.	McDonalds
3.	Chipotle	3.	Starbucks Drive Thru	3.	Taco Bell	3.	Subway
4.	Panda Drive Thru	4.	Subway	4.	Jack in the Box	4.	Carl's Jr.
5.	Starbucks Drive Thru x2	5.	McDonalds	5.	Wendy's	5.	Starbucks
6.	Subway	6.	Carl's Jr.	6.	Carl's Jr./Grn. Burri	6.	Taco Bell
7.	McDonalds	7.	Popeye's Chicken	7.	McDonalds	7.	Jack in the Box
8.	Pieology	8.		8.	Dairy Queen	8.	Baja Fresh
9.	Wendy's	9.		9.	Arby's	9.	
10.	Popeye's Chicken	10.		10.	Cinnabon	10.	
11.	Habit Burger	11.		11.		11.	
12.	Charley's Cheesesteaks	12.		12.		12.	
13.	Jamba Juice	13.		13.		13.	
14.	Baja Fresh	14.		14.		14.	
15.	Taco Bell	15.		15.		15.	
16.	Carl's Jr	16.		16.		16.	
Restaurants							
1.	Mauricio's Mexican	1.	Denny's	1.	Denny's	1.	Denny's
2.	Iron Skillet	2.	Willow Ranch BBQ	2.	Love's	2.	Ascadero Restaurant
3.	Black Bear Diner	3.	Taste of India Vegan	3.		3.	Bravo Farms
4.	Denny's	4.	Tita's Mexican	4.		4.	
Gas Stations							
1.	Mobil	1.	76	1.	Shell	1.	Mobil
2.	76	2.	Shell	2.	76	2.	Shell
3.	Chevron	3.	Speedy Fuel	3.	Pilot	3.	Chevron
4.	Arco	4.	Mobil	4.	Mobil	4.	76
5.	Speedway	5.	Arco	5.	Chevron	5.	Sinclair
6.	Shell	6.	Chevron	6.	Arco	6.	
7.		7.	Sinclair	7.		7.	
Truck Stops							
1.	Petro	1.	Valero	1.	Royal Truck Wash	1.	Valero
2.	TA Travel Center	2.	Questar	2.	Valero	2.	
3.	Flying J Travel Center	3.	TA Travel Center	3.	Food Mart	3.	
4.		4.	CAT Truck Scales & Wash	4.	Royal Wash	4.	
5.		5.	Castro Truck Service	5.		5.	
Hotels							
1.	Best Western	1.	Super 8 Motel	1.	Motel 6	1.	Motel 6
2.	Hampton Inn	2.	Motel 6	2.	Days Inn	2.	Quality Inn
3.		3.	EconoLodge	3.		3.	Best Western
4.		4.	National 9 Inn	4.		4.	
5.		5.	Vagabond Inn	5.		5.	
RV Parks							
1.		1.	Utica Midway	1.	Lost Hills RV Park	1.	

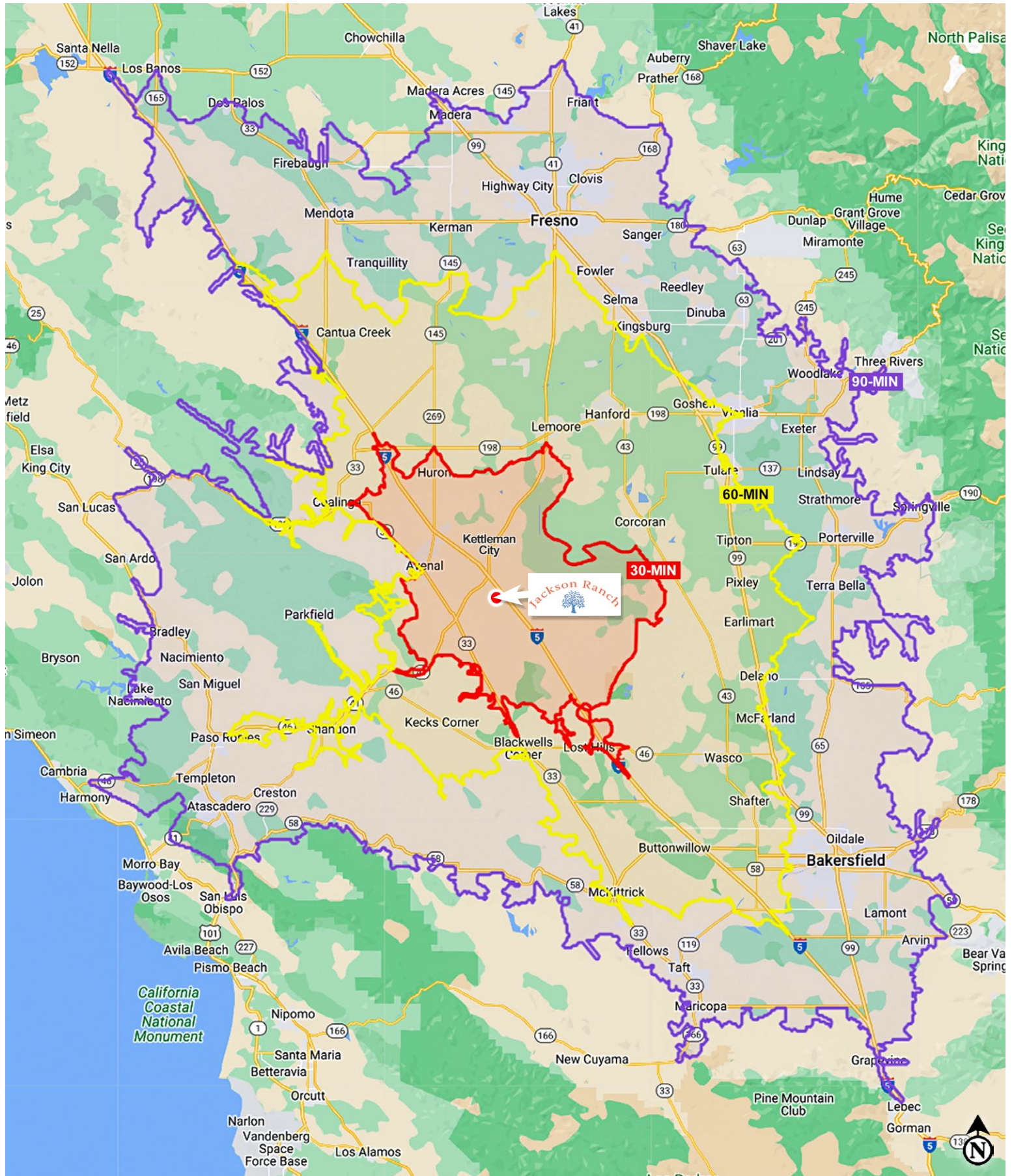
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# SITE RADIUS MAP & CA INTERSTATE EXTENT





# JACKSON RANCH 30-60-90 MINUTE DRIVE TIME MAP



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25545 Utica Ave, Kettleman City, CA 93239

Sitewise

Pop-Facts: Demographic Quick Facts

Pop-Facts: Demographic Quick Facts	25545 Utica Ave, Kettleman City, CA 93239 0-30 min		25545 Utica Ave, Kettleman City, CA 93239 0-60 min		25545 Utica Ave, Kettleman City, CA 93239 0-90 min	
<b>Population</b>						
2028 Projection	29,778		457,955		2,651,929	
2023 Estimate	29,653		450,228		2,585,080	
2020 Census	22,912		439,196		2,537,279	
2010 Census	33,103		440,503		2,360,757	
Growth 2023-2028	0.42%		1.72%		2.59%	
Growth 2020-2023	29.42%		2.51%		1.88%	
Growth 2010-2020	-30.79%		-0.30%		7.48%	
<b>Households</b>						
2028 Projection	5,584		126,955		817,127	
2023 Estimate	5,504		124,005		794,085	
2020 Census	4,842		121,522		778,033	
2010 Census	5,118		113,916		707,249	
Growth 2023-2028	1.45%		2.38%		2.90%	
Growth 2020-2023	13.67%		2.04%		2.06%	
Growth 2010-2020	-5.70%		6.26%		9.10%	
<b>2023 Estimated Population by Single-Classification Race</b>	<b>29,653</b>		<b>450,228</b>		<b>2,585,080</b>	
White Alone	6,151	20.74%	144,777	32.16%	940,799	36.39%
Black or African American Alone	352	1.19%	16,399	3.64%	104,676	4.05%
American Indian and Alaska Native Alone	919	3.10%	10,922	2.43%	62,006	2.40%
Asian Alone	232	0.78%	17,492	3.89%	179,081	6.93%
Native Hawaiian and Other Pacific Islander Alone	32	0.11%	751	0.17%	4,746	0.18%
Some Other Race Alone	17,600	59.35%	179,602	39.89%	841,890	32.57%
Two or More Races	4,367	14.73%	80,287	17.83%	451,882	17.48%
<b>2023 Estimated Population by Ethnicity (Hispanic or Latino)</b>	<b>29,653</b>		<b>450,228</b>		<b>2,585,080</b>	
Hispanic or Latino	24,993	84.29%	310,574	68.98%	1,563,354	60.48%
Not Hispanic or Latino	4,660	15.71%	139,654	31.02%	1,021,726	39.52%
<b>2023 Occupied Housing Units by Tenure</b>	<b>5,504</b>		<b>124,005</b>		<b>794,085</b>	
Owner-Occupied	1,929	35.04%	66,251	53.43%	441,203	55.56%
Renter-Occupied	3,575	64.96%	57,755	46.57%	352,882	44.44%
<b>2023 Average Household Size</b>	<b>3.94</b>		<b>3.34</b>		<b>3.17</b>	

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<b>2023 Est. Households by Household Income</b>	<b>5,504</b>		<b>124,005</b>		<b>794,085</b>	
Income Less than \$15,000	608	11.05%	10,815	8.72%	77,760	9.79%
Income \$15,000 to \$24,999	776	14.10%	12,178	9.82%	71,535	9.01%
Income \$25,000 to \$34,999	633	11.50%	12,031	9.70%	74,052	9.33%
Income \$35,000 to \$49,999	953	17.32%	17,435	14.06%	101,095	12.73%
Income \$50,000 to \$74,999	1,117	20.29%	22,872	18.44%	130,575	16.44%
Income \$75,000 to \$99,999	684	12.42%	15,981	12.89%	97,695	12.30%
Income \$100,000 to \$124,999	340	6.19%	10,905	8.79%	73,522	9.26%
Income \$125,000 to \$149,999	181	3.29%	7,169	5.78%	52,855	6.66%
Income \$150,000 to \$199,999	132	2.40%	7,441	6.00%	54,128	6.82%
Income \$200,000 to \$249,999	55	0.99%	3,724	3.00%	28,864	3.63%
Income \$250,000 to \$499,999	17	0.30%	2,585	2.08%	22,517	2.84%
Income \$500,000 or more	8	0.15%	871	0.70%	9,486	1.19%
<b>2023 Est. Average Household Income</b>	<b>\$ 57,846</b>		<b>\$ 80,504</b>		<b>\$ 87,922</b>	
<b>2023 Est. Median Household Income</b>	<b>\$ 46,563</b>		<b>\$ 60,433</b>		<b>\$ 63,900</b>	
<b>2023 Median HH Inc. by Single-Classification Race</b>						
White Alone	\$ 40,628		\$ 64,537		\$ 69,232	
Black or African American Alone	\$ 34,389		\$ 54,787		\$ 43,603	
American Indian and Alaska Native Alone	\$ 62,611		\$ 50,671		\$ 55,882	
Asian Alone	\$ 47,228		\$ 71,915		\$ 80,744	
Native Hawaiian and Other Pacific Islander Alone	\$ 12,064		\$ 42,814		\$ 57,227	
Some Other Race Alone	\$ 42,634		\$ 53,209		\$ 55,494	
Two or More Races	\$ 62,154		\$ 68,655		\$ 67,646	
Hispanic or Latino	\$ 45,112		\$ 52,630		\$ 54,042	
Not Hispanic or Latino	\$ 60,760		\$ 75,336		\$ 76,064	
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2020 Census	22,912		439,196		2,537,279	
2010 Census	33,103		440,503		2,360,757	
Growth 2023-2028	0.42%		1.72%		2.59%	
Growth 2020-2023	29.42%		2.51%		1.88%	
Growth 2010-2020	-30.79%		-0.30%		7.48%	
<b>2023 Est. Population by Age</b>	<b>29,653</b>		<b>450,228</b>		<b>2,585,080</b>	
Age 0 to 4	2,173	7.33%	34,438	7.65%	194,553	7.53%
Age 5 to 9	2,031	6.85%	36,401	8.09%	204,350	7.90%
Age 10 to 14	2,020	6.81%	36,857	8.19%	210,545	8.14%
Age 15 to 17	1,151	3.88%	21,238	4.72%	123,276	4.77%
Age 18 to 20	1,139	3.84%	20,018	4.45%	113,297	4.38%
Age 21 to 24	1,756	5.92%	28,024	6.22%	149,395	5.78%
Age 25 to 34	5,331	17.98%	71,291	15.83%	378,845	14.66%
Age 35 to 44	5,040	17.00%	62,494	13.88%	343,761	13.30%
Age 45 to 54	4,083	13.77%	49,129	10.91%	282,521	10.93%
Age 55 to 64	2,720	9.17%	41,395	9.19%	256,593	9.93%
Age 65 to 74	1,488	5.02%	29,029	6.45%	194,882	7.54%
Age 75 to 84	567	1.91%	14,605	3.24%	97,573	3.77%
Age 85 and over	154	0.52%	5,310	1.18%	35,488	1.37%
Age 16 and over	23,052	77.74%	335,571	74.53%	1,935,189	74.86%
Age 18 and over	22,278	75.13%	321,295	71.36%	1,852,356	71.66%
Age 21 and over	21,138	71.29%	301,277	66.92%	1,739,058	67.27%
Age 65 and over	2,208	7.45%	48,944	10.87%	327,943	12.69%
<b>2023 Est. Median Age</b>	<b>33.55</b>		<b>31.75</b>		<b>32.84</b>	
<b>2023 Est. Average Age</b>	<b>34.29</b>		<b>34.25</b>		<b>35.35</b>	

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Some Other Race Alone	17,600	59.35%	179,602	39.89%	841,890	32.57%
Two or More Races	4,367	14.73%	80,287	17.83%	451,882	17.48%
<b>2023 Est. Population by Ethnicity (Hispanic or Latino)</b>	<b>29,653</b>		<b>450,228</b>		<b>2,585,080</b>	
Hispanic or Latino	24,993	84.29%	310,574	68.98%	1,563,354	60.48%
Not Hispanic or Latino	4,660	15.71%	139,654	31.02%	1,021,726	39.52%
<b>2023 Est. Population by Sex</b>	<b>29,653</b>		<b>450,228</b>		<b>2,585,080</b>	
Male	19,053	64.25%	239,146	53.12%	1,298,639	50.24%
Female	10,600	35.75%	211,082	46.88%	1,286,442	49.76%
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2010 Census	5,118		113,916		707,249	
Growth 2023-2028	1.45%		2.38%		2.90%	
Growth 2020-2023	13.67%		2.04%		2.06%	
Growth 2010-2020	-5.39%		6.68%		10.01%	
<b>2023 Est. Households by Household Income</b>	<b>5,504</b>		<b>124,005</b>		<b>794,085</b>	
Income Less than \$15,000	608	11.05%	10,815	8.72%	77,760	9.79%
Income \$15,000 to \$24,999	776	14.10%	12,178	9.82%	71,535	9.01%
Income \$25,000 to \$34,999	633	11.50%	12,031	9.70%	74,052	9.33%
Income \$35,000 to \$49,999	953	17.32%	17,435	14.06%	101,095	12.73%
Income \$50,000 to \$74,999	1,117	20.29%	22,872	18.44%	130,575	16.44%
Income \$75,000 to \$99,999	684	12.42%	15,981	12.89%	97,695	12.30%
Income \$100,000 to \$124,999	340	6.19%	10,905	8.79%	73,522	9.26%
Income \$125,000 to \$149,999	181	3.29%	7,169	5.78%	52,855	6.66%
Income \$150,000 to \$199,999	132	2.40%	7,441	6.00%	54,128	6.82%
Income \$200,000 to \$249,999	55	0.99%	3,724	3.00%	28,864	3.63%
Income \$250,000 to \$499,999	17	0.30%	2,585	2.08%	22,517	2.84%
Income \$500,000 or more	8	0.15%	871	0.70%	9,486	1.19%
<b>2023 Est. Average Household Income</b>	<b>\$ 57,846</b>		<b>\$ 80,504</b>		<b>\$ 87,922</b>	
<b>2023 Est. Median Household Income</b>	<b>\$ 46,563</b>		<b>\$ 60,433</b>		<b>\$ 63,900</b>	
<b>2023 Median HH Inc. by Single- Classification Race</b>						
White Alone	\$ 40,628		\$ 64,537		\$ 69,232	
Black or African American Alone	\$ 34,389		\$ 54,787		\$ 43,603	
American Indian and Alaska Native Alone	\$ 62,611		\$ 50,671		\$ 55,882	
Asian Alone	\$ 47,228		\$ 71,915		\$ 80,744	
Native Hawaiian and Other Pacific Islander Alone	\$ 12,064		\$ 42,814		\$ 57,227	
Some Other Race Alone	\$ 42,634		\$ 53,209		\$ 55,494	
Two or More Races	\$ 62,154		\$ 68,655		\$ 67,646	
Hispanic or Latino	\$ 45,112		\$ 52,630		\$ 54,042	
Not Hispanic or Latino	\$ 60,760		\$ 75,336		\$ 76,064	
<b>2023 Est. Households by Household Type</b>	<b>5,504</b>		<b>124,005</b>		<b>794,085</b>	
Family Households	4,698	85.36%	99,728	80.42%	607,400	76.49%
Nonfamily Households	806	14.64%	24,277	19.58%	186,685	23.51%
<b>2023 Est. Group Quarters Population</b>	<b>7,952</b>		<b>36,130</b>		<b>63,966</b>	

This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection.

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25545 Utica Ave, Kettleman City, CA 93239

Sitewise

Pop-Facts: Household Quick Facts

Pop-Facts: Household Quick Facts	25545 Utica Ave, Kettleman City, CA 93239 0-30 min		25545 Utica Ave, Kettleman City, CA 93239 0-60 min		25545 Utica Ave, Kettleman City, CA 93239 0-90 min	
2023 Est. Households by Household Size	5,504		124,005		794,085	
1-person	601	10.92%	19,578	15.79%	148,183	18.66%
2-person	896	16.28%	31,043	25.03%	219,606	27.66%
3-person	1,248	22.68%	22,498	18.14%	136,332	17.17%
4-person	951	17.28%	23,160	18.68%	134,927	16.99%
5-person	977	17.75%	15,747	12.70%	83,395	10.50%
6-person	456	8.28%	7,528	6.07%	41,509	5.23%
7-or-more-person	374	6.80%	4,451	3.59%	30,134	3.79%
2023 Est. Average Household Size	3.94		3.34		3.17	



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Pop-Facts: Household Quick Facts	25545 Utica Ave, Kettleman City, CA 93239 0-30 min		25545 Utica Ave, Kettleman City, CA 93239 0-60 min		25545 Utica Ave, Kettleman City, CA 93239 0-90 min	
2023 Est. HHs by Type by Presence of Own Children	4,698		99,728		607,400	
Married-Couple Family, own children	2,044	43.50%	38,955	39.06%	218,998	36.06%
Married-Couple Family, no own children	1,023	21.78%	30,470	30.55%	199,459	32.84%
Male Householder, own children	340	7.23%	5,866	5.88%	33,176	5.46%
Male Householder, no own children	254	5.40%	4,225	4.24%	26,594	4.38%
Female Householder, own children	700	14.89%	12,395	12.43%	77,244	12.72%
Female Householder, no own children	338	7.20%	7,817	7.84%	51,928	8.55%
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