



±8.14 AC

INDUSTRIAL LAND

MERLE HAGGARD DR & HWY 65

BAKERSFIELD, CA

FOR SALE

CHAD BROCK

cbrock@lee-associates.com

D 661.205.8011

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ERIC POWERS

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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INDUSTRIAL LAND - MERLE HAGGARD DR & HWY 65 | FOR SALE

PROPERTY OVERVIEW

Located at the high-visibility corner of Merle Haggard Dr and Highway 65, this offering includes four parcels totaling approximately 8.14 acres of M-2 zoned industrial land. The site provides excellent access to Highway 65, Highway 99, and Interstate 5, making it ideal for manufacturing, distribution, yard storage, or future development. With strong regional connectivity and flexible industrial zoning, this property presents a prime opportunity for developers or owner-users seeking well-located land in a growing Bakersfield industrial corridor.

OFFERING PRICE

\$3,325,000

TOTAL ACREAGE

8.14 AC ± | 354,578 SF ±

ZONING

M-2 (County)

APN

482-030-17-00, 482-030-27,
482-030-32, 482-030-37



WATER
Oildale Mutual Water



ELECTRIC
PG&E



GAS
PG&E



SEWER
North of the River
Sanitation District



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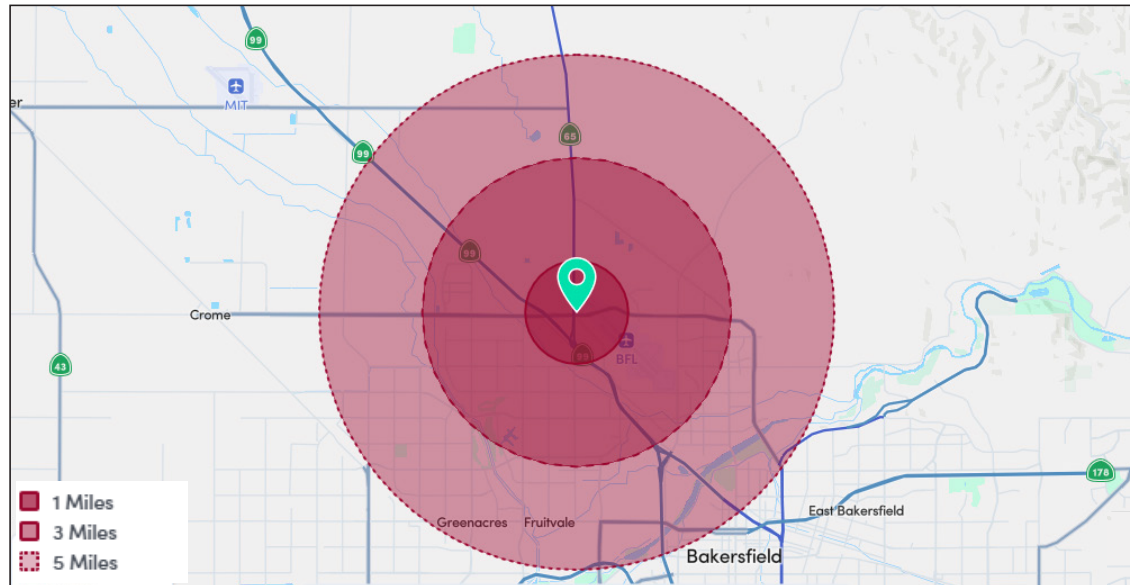
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DEMOGRAPHICS



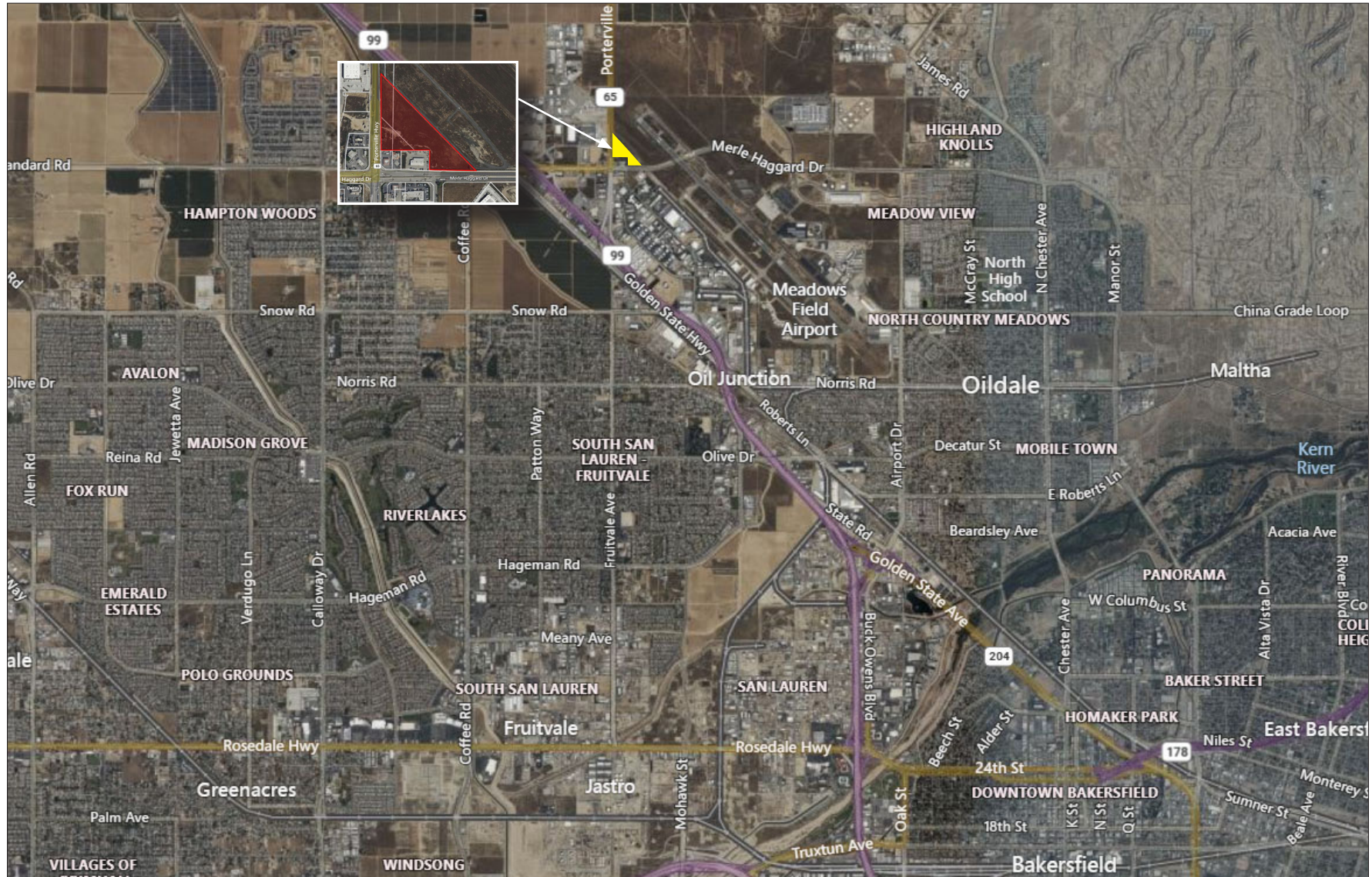
RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	49	47,187	115,982
Average Age	32	38	37
Average Age (Male)	32	37	36
Average Age (Female)	33	39	38
HOUSEHOLDS & INCOME			
Total Households	17	16,381	40,123
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$69,598	\$108,341	\$101,388
Average Hosue Value	\$338,835	\$404,234	\$384,969

Demographics data derived from AlphaMap

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LOCATION MAP



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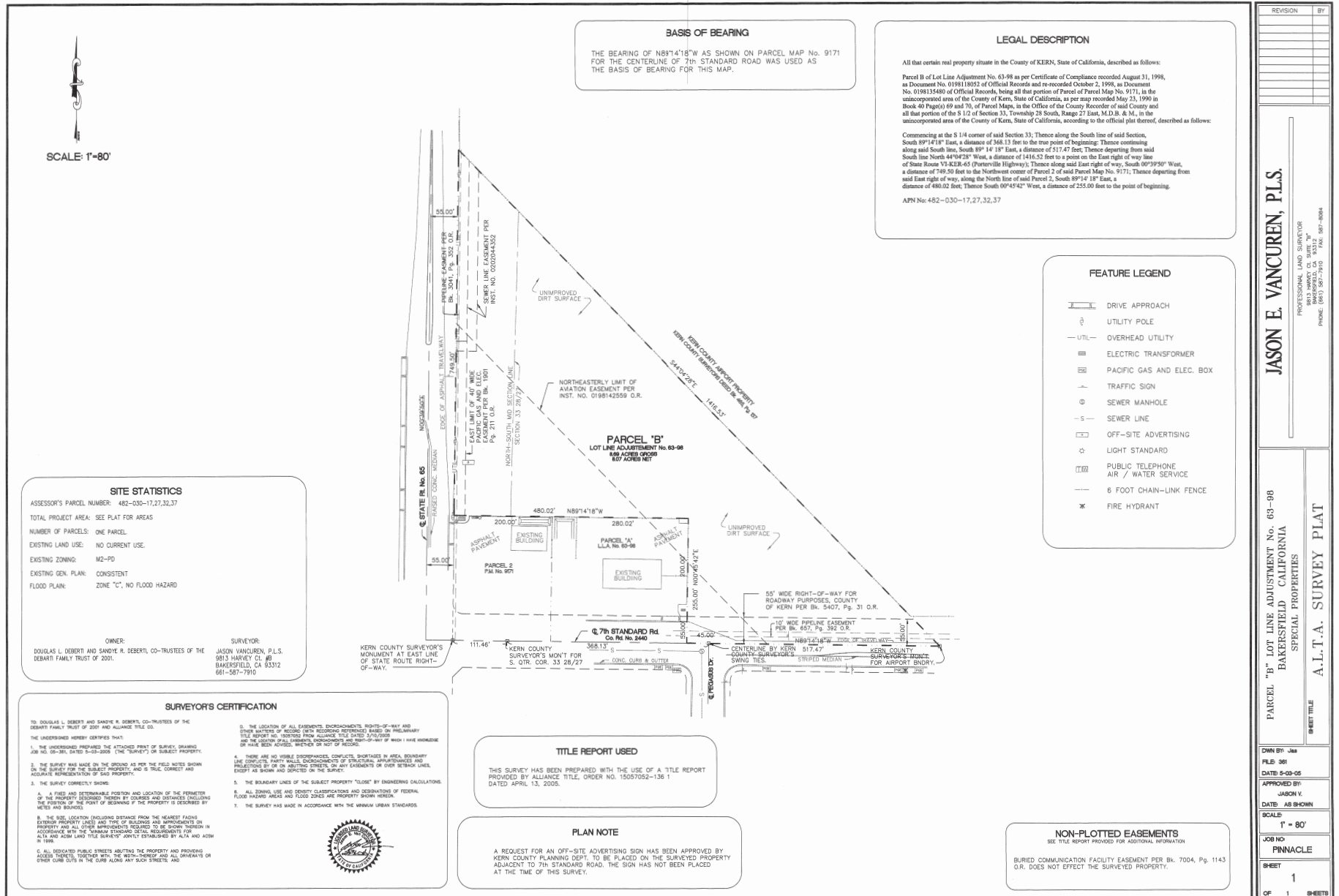
RETAIL MAP



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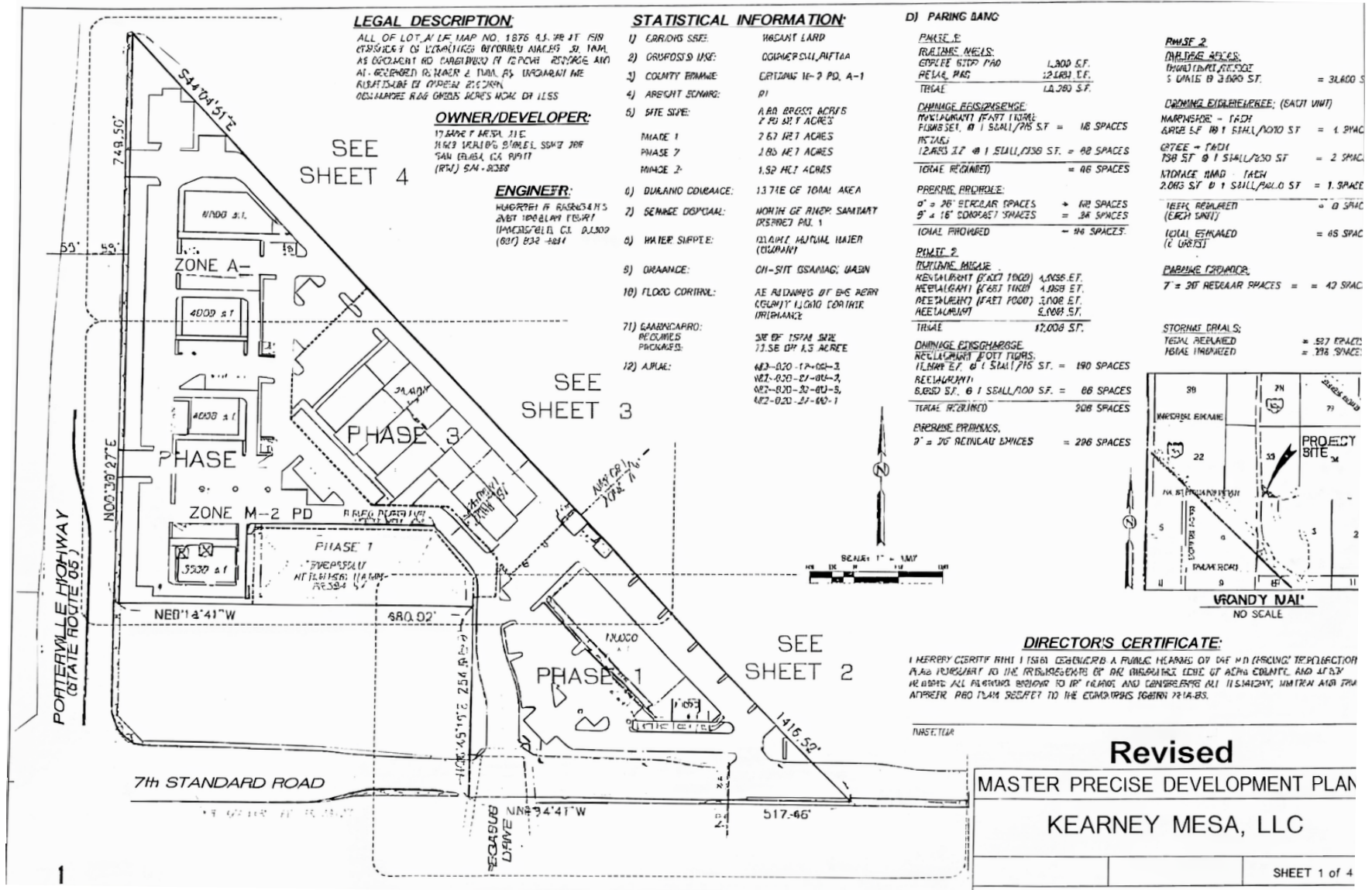
SURVEY



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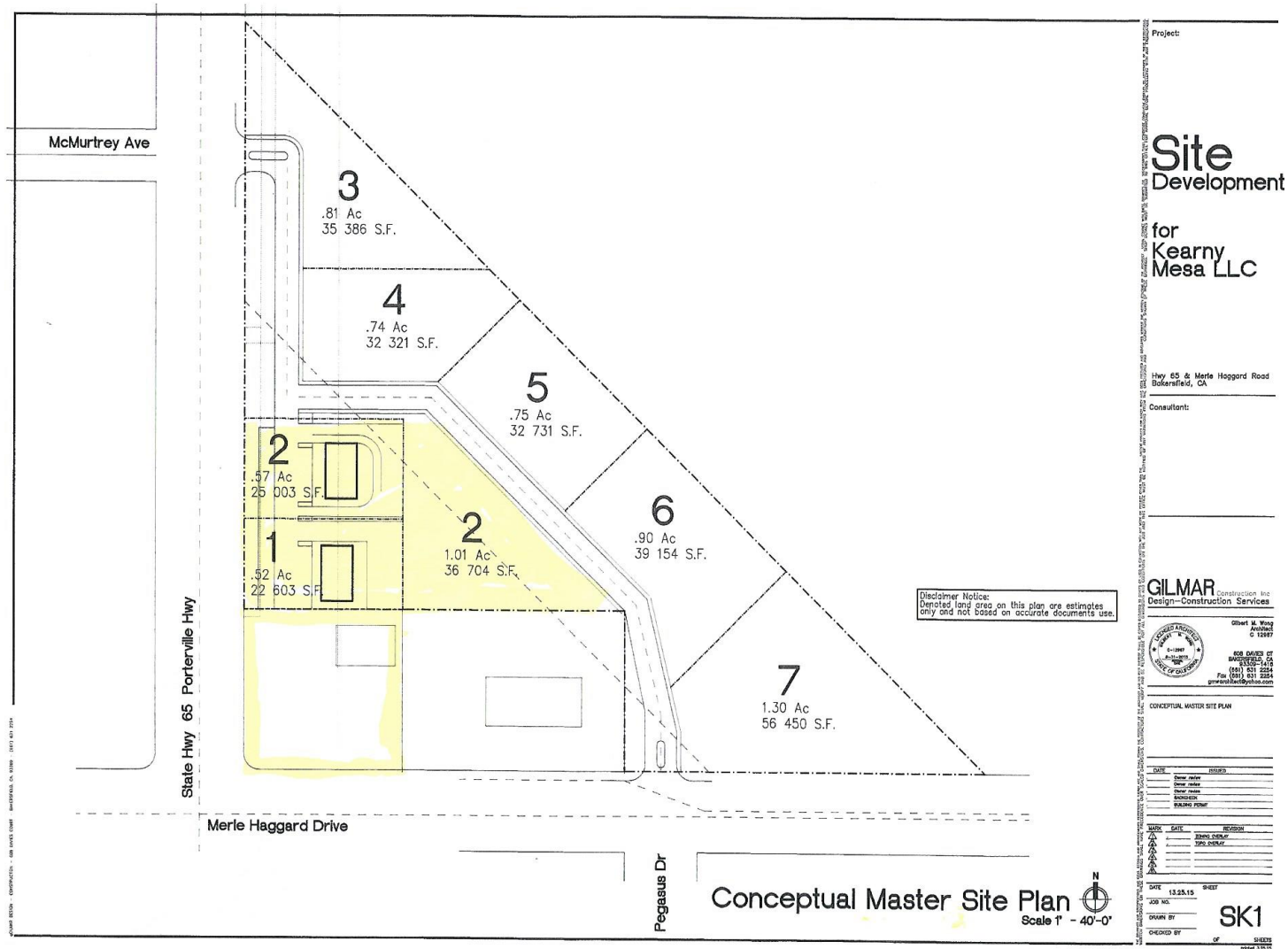
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CONCEPTUAL SITE PLAN



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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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