

# MERCED AVE TRAVEL PLAZA

## DEVELOPMENT OPPORTUNITY

- SHAFTER, CA / BAKERSFIELD MSA
- EXCELLENT VISIBILITY FROM HWY 99
- LOCATED NEAR HWY 99/MERCED AVE INTERCHANGE
- **PRICE REDUCED!**  
**\$2.5 MILLION (± \$2.87/S.F.)**

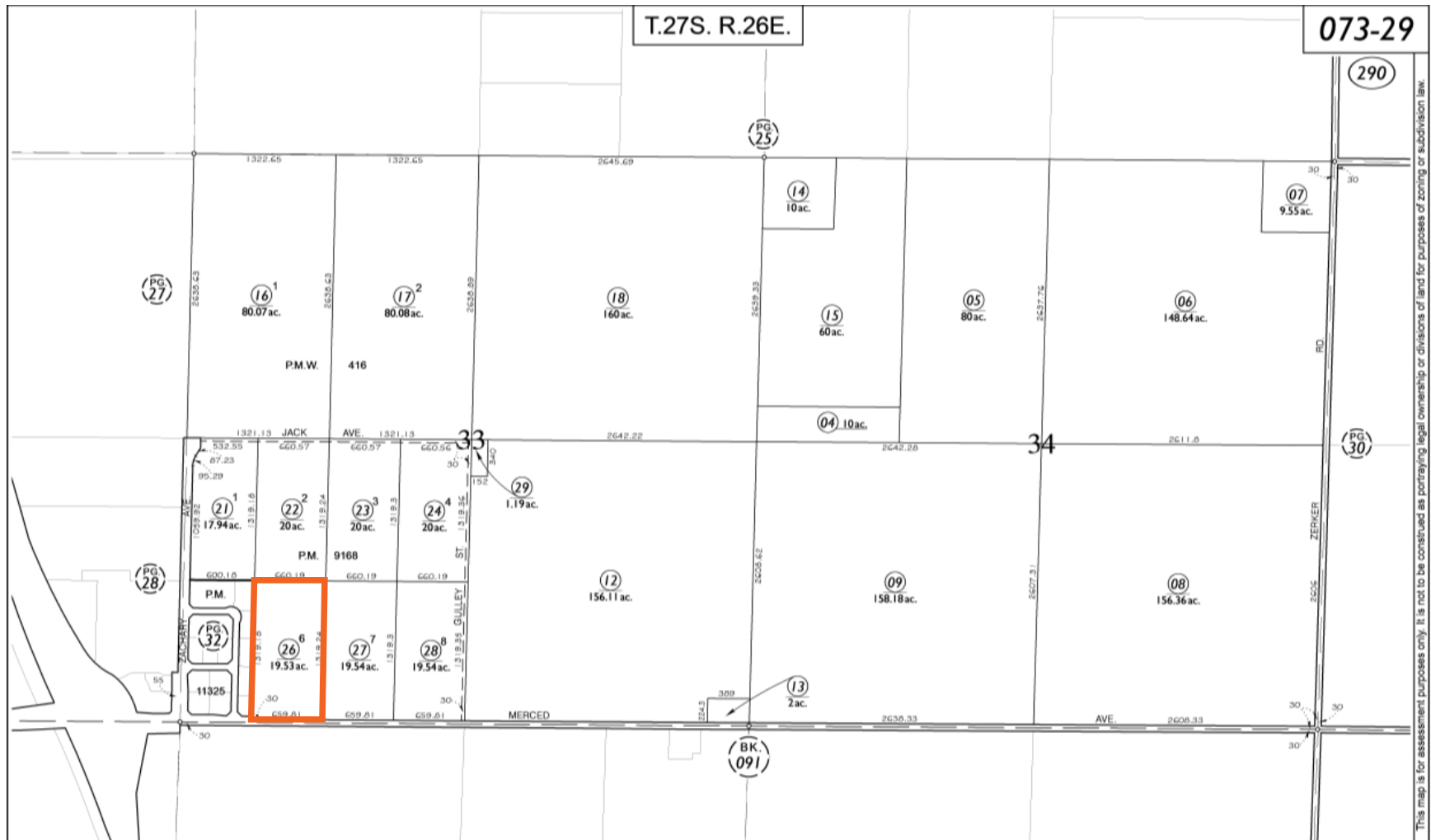


**SUTTER**  
EQUITIES



## PROPERTY SUMMARY

**The Merced Ave Travel Plaza** is a development opportunity to build a large-scale travel center located in rapidly growing Shafter, California. The property is positioned approximately 5 miles north of the Wonderful Industrial Park – a 1,625 acre major west coast distribution hub with over 11 million square feet completed. This +/-20 acre planned development would represent a Mixed-Use Travel Center with the following: truck stop, convenience store, gas and diesel islands, QSR, restaurant / bar / lounge, truck repair shop, truck wash, hotel / lodging facility, and other amenities catering to both the trucking industry and travelers (laundry, business center, gym, showers).







**HWY 99**  
±71,000 VPD

**MERCED AVE**



**XPRESS TRUCK WASH**



**SUBJECT PROPERTY**  
± 19.98 ACRES

## LOCATION SUMMARY

High Traffic Count

Directly off of HWY 99 and Merced Ave Interchange

Provides immediate access for trucks and vehicles heading North and South

Excellent Visibility from HWY 99

Pylon Signage

Great location for a Truck Stop, Hotel, QSR's, Truck Wash/ Mechanic Shop, and EV charging stations





**FLYING J**



**XPRESS TRUCK WASH**

**HWY 99**  
±71,000 VPD

**SUBJECT PROPERTY**  
± 19.98 ACRES

**MERCED AVE**

## PROPERTY SUMMARY

Zoning: CH PD - Commercial Highway

APN: 073-290-26-00-3

Existing Use: Vacant Land

Project Size: ± 19.98 acres

Sewer: Private Septic System required

Water: On-site private well water required

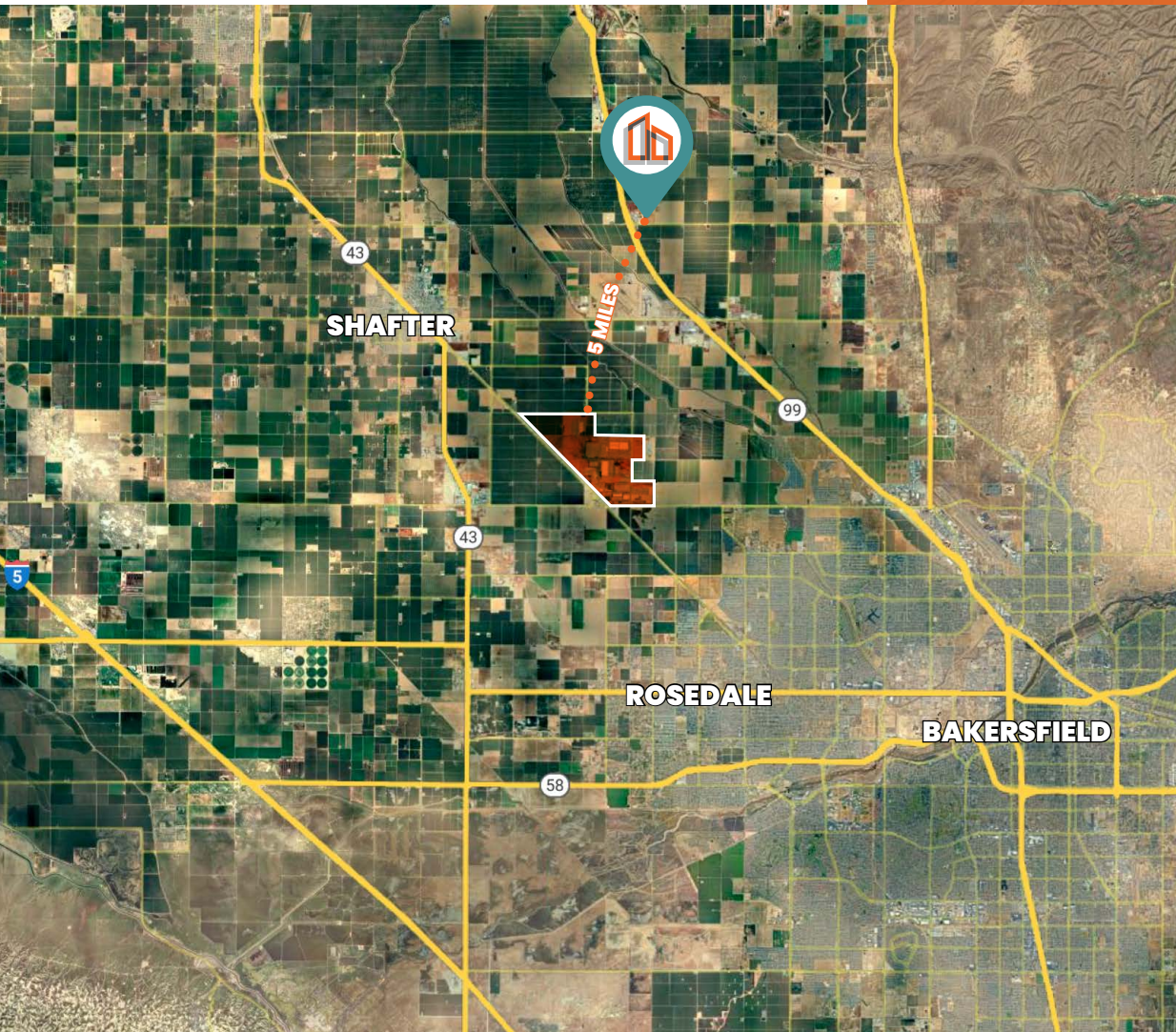
Fire: On-site private tank required

Site Drainage: On-site private sump required



# Wonderful industrial park™

## WONDERFUL INDUSTRIAL PARK BENEFITS:



- **Skilled Local Workforce:** With over 1.3 million residents within a 45-minute commute and a lower cost of living in the region, a skilled workforce is driving companies to relocate distribution / warehousing locations to the area.
- **Major Hub Servicing West Coast Logistics Needs:** The Wonderful Industrial Park serves as a distribution hub for 11 western states with the best access to highways, trains, ports, and airports. The industrial park is an approximately two-hour drive to the Ports of Long Beach/Los Angeles and a four-hour drive to the Ports of San Francisco/Oakland. One-day truck turn to 35 million customers and two-day truck turn to more than 70 million customers.
- **Business Friendly Community / Cost Benefits:** Shafter offers developers & corporations that are potentially locating at Wonderful Industrial Park significant benefits and cost savings, such as the lowest cost of operations in California.

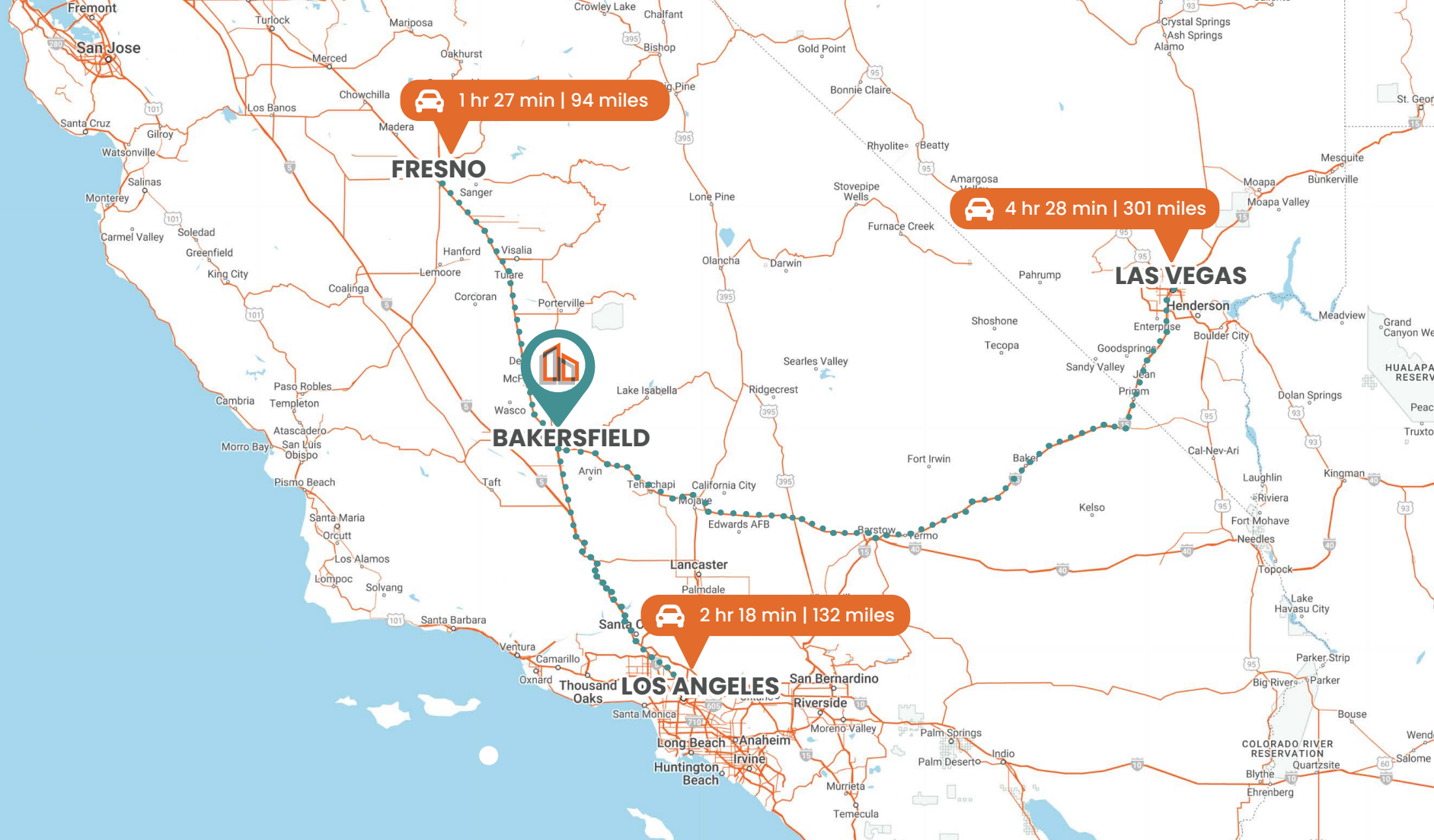




## ● WONDERFUL INDUSTRIAL PARK / KERN COUNTY AS A WAREHOUSING LEADER

Renowned pistachio and pomegranate producer Wonderful Company has developed a master-planned industrial park in the city of Shafter, bordering to the northwest of Bakersfield. The park is home to 23 tenants employing over 10K workers, and has distribution centers for multiple Fortune 500 companies including: Amazon, Walmart and Target. The park represents a 1,625-acre fully entitled, master-planned industrial park with over 11 million square feet completed and in operation today. The park is actively expanding and by 2035 is projected to increase in size by 1,800 acres and will have 26 million square feet of warehouse under roof upon built out.





Bakersfield is a city located in Kern County, California, ranked 9th largest city by population. It's situated in the southern end of San Joaquin Valley, roughly halfway between Fresno and Los Angeles. Historically, Bakersfield's economy has been closely tied to agriculture and oil production. However, it has diversified over the years, with healthcare, manufacturing, distribution, and logistics playing significant roles.

Bakersfield's population has been steadily increasing due to factors such as affordable housing compared to coastal cities and job opportunities in various sectors. It is a vibrant city with a rich agricultural and industrial heritage, undergoing growth and diversification while maintaining its unique cultural identity.



### Kern County Benefits:

Kern County's transportation, logistics and advanced manufacturing industry has grown significantly in the past decade, thanks to companies like Frito-Lay, Amazon, Target, Ross, American Tire Distributors, IKEA and Famous Footwear. The industry employs over 14,000 people in key segments of distribution across 50 different distribution centers. Kern County's location provides for an easy, one-day turnaround trip to California's largest population concentrations, which include San Diego, Los Angeles, Sacramento and the Bay Area, as well as Las Vegas.

### Transportation:

Less than 1-day truck service to >60MM customers, 7 states and 3 major ports. 2-day truck service to 11 states.



## ● FOR MORE INFO:

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**SUTTER  
EQUITIES**

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