



Colliers

For Sale | Approx. 89.67 AC

Residential Land

Filburn Ave | Wasco, CA 93280

Subject Property

Contact Us:

Garret Tuckness, CLS

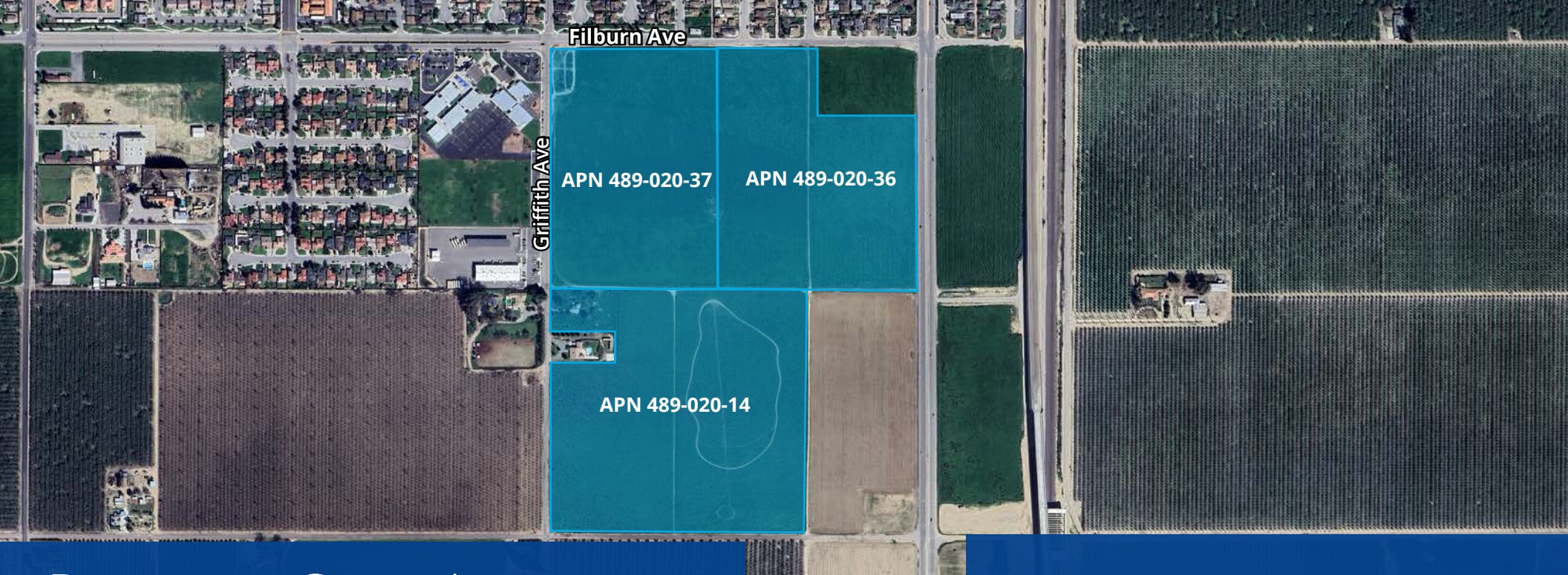
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Property Overview

This 89.67-acre R-1-8 residential-zoned land at Highway 43 and Filburn Avenue in Wasco, CA, is a prime opportunity for residential development. Located in a rapidly growing area, it offers convenient access to major roads, schools, parks, and shopping centers, making it an ideal site for a thriving community. With flexible zoning that allows for diverse housing options, this property is a valuable investment for developers looking to contribute to Wasco's expansion and meet the city's increasing housing demand.

Sale Price:

\$3,240,000 (\$36,132/AC)

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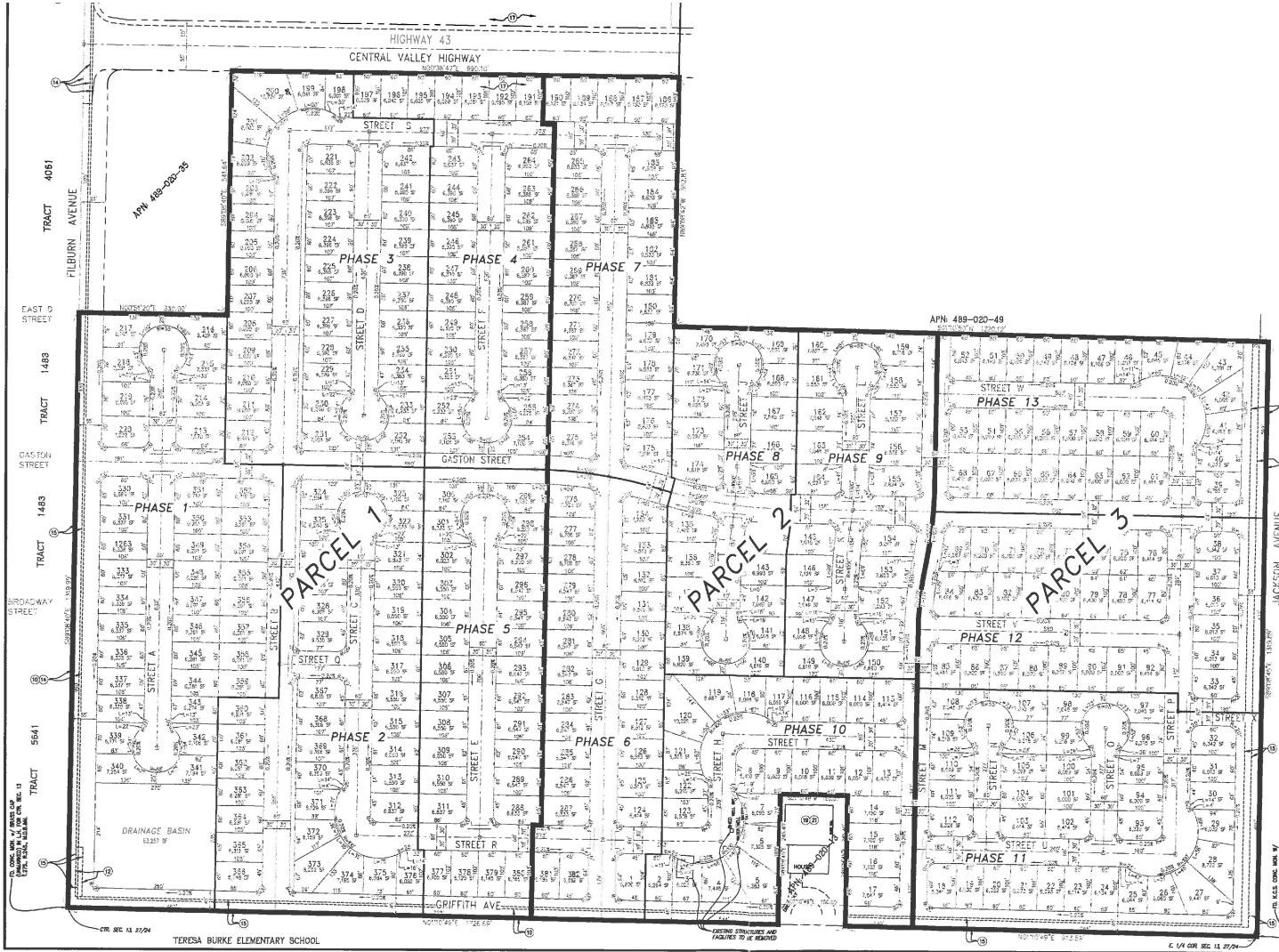
Available:

- APN 489-020-14 37.79 AC
- APN 489-020-36 26.93 AC
- APN 489-020-37 24.95

Property Highlights:

- Zoned Residential (R-1-8)
- Adjacent to elementary school
- Highway 43 frontage
- Excellent development opportunity.

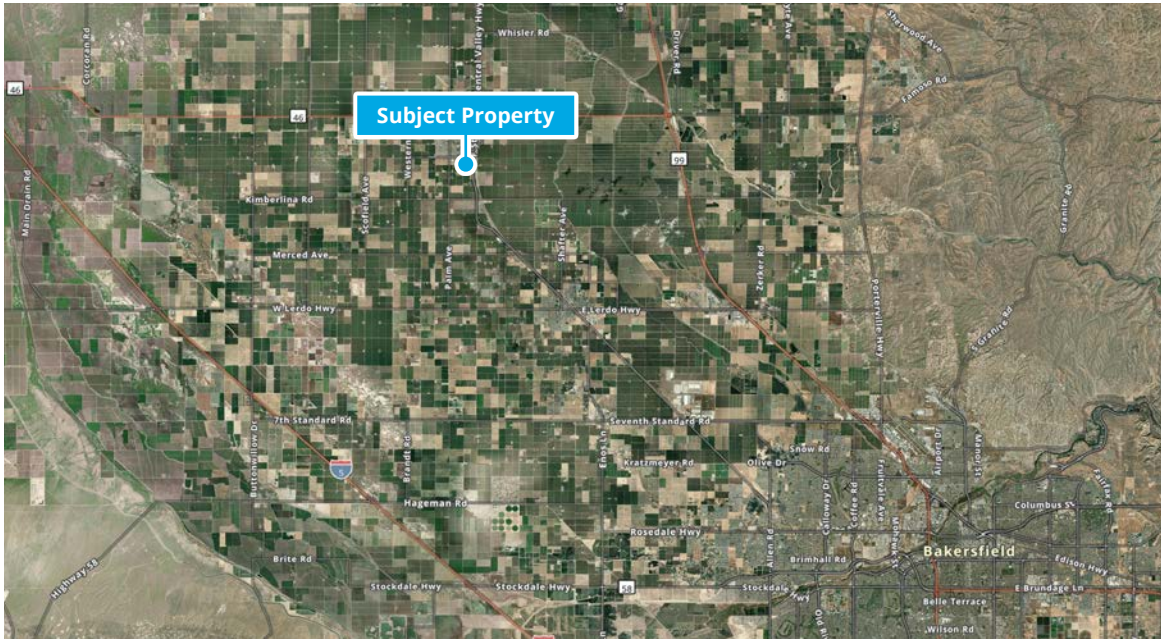
Conceptual Tract Map



Wasco, CA

Colliers

2024 Demographics



Wasco, California, is a growing city in Kern County known for its rich agricultural heritage, welcoming atmosphere, and strategic location just 24 miles northwest of Bakersfield. Renowned for its rose cultivation and thriving almond and crop production, Wasco plays a vital role in California's farming industry. With direct access to Highway 43, the city offers seamless connectivity to major transportation routes—making it an ideal destination for families, businesses, and developers alike.

Prime Residential Opportunity in a Growing Community

This residential-zoned property presents a rare chance to be part of Wasco's next chapter. The city is actively seeking new housing solutions to meet the rising demand for homes beyond the entry-level market. There is a noticeable need for larger, move-up residences with features like three-car garages and spacious lots—options that are currently limited, prompting many potential buyers to look elsewhere.

Wasco is working closely with state agencies to secure new wells and upgrade infrastructure. These efforts, combined with the city's commitment to smart growth, make now an excellent time to invest. This property is ideally positioned for a builder or investor looking to meet the needs of a growing population and contribute to the future of a vibrant, Central Valley community.



Population

1 Mile: 16
3 Mile: 22,719
5 Mile: 24,382



Households

1 Mile: 6
3 Mile: 6,195
5 Mile: 6,659



Average HH Income

1 Mile: \$194,027
3 Mile: \$71,180
5 Mile: \$74,029

Projected 2029 Demographics



Population

1 Mile: 17
3 Mile: 22,938
5 Mile: 24,789



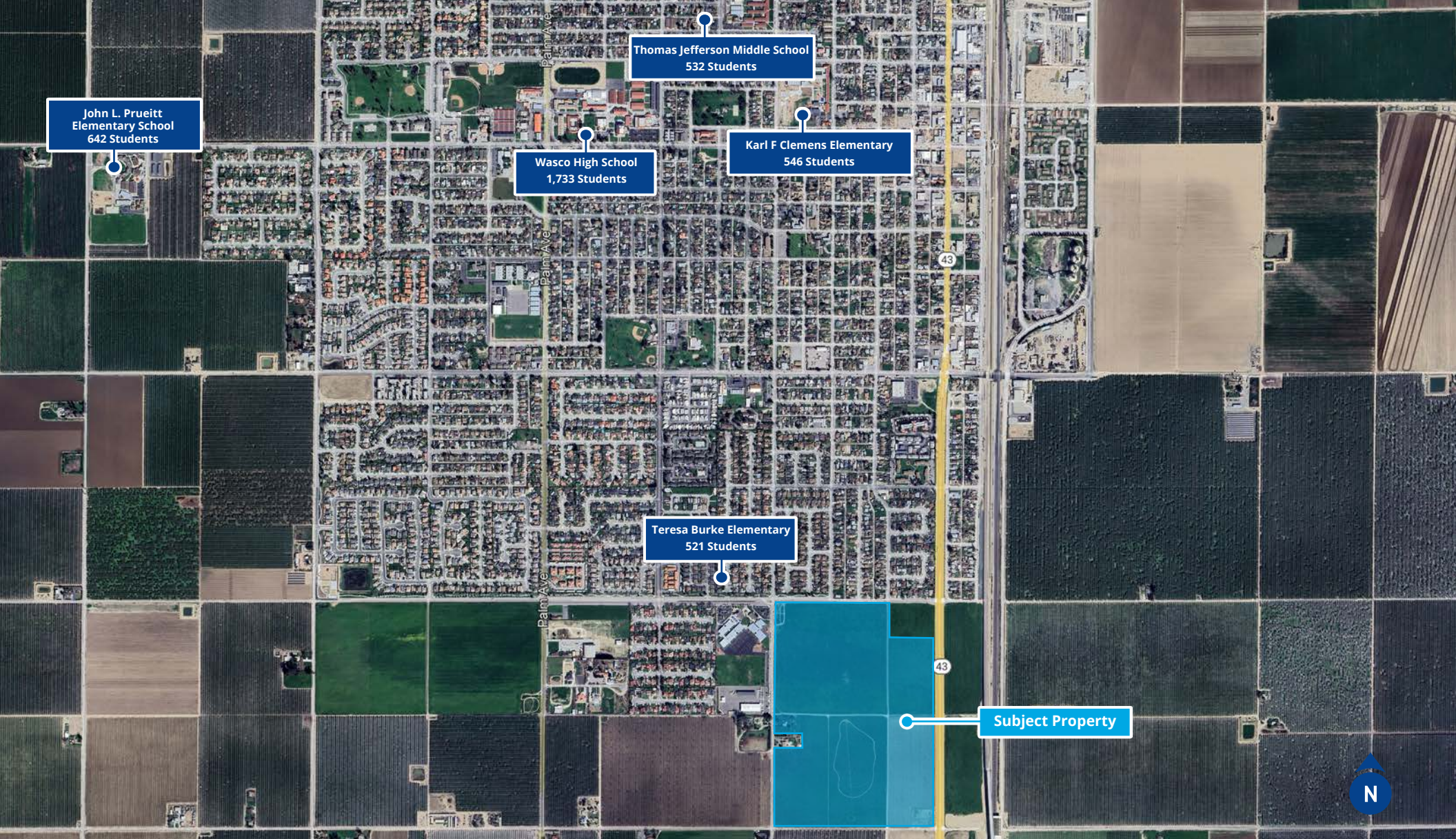
Households

1 Mile: 6
3 Mile: 6,340
5 Mile: 6,869



Average HH Income

1 Mile: \$219,020
3 Mile: \$71,180
5 Mile: \$74,029



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