

AVAILABLE FOR SALE
101.00± ACRES OF DEVELOPMENTAL LAND

NWC OF BROWNING & SCHUSTER ROADS

DELANO, CA

SITE

NEWMARK
PEARSON COMMERCIAL

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NWC OF BROWNING & SCHUSTER ROADS

DELANO, CA

PROPERTY

INFORMATION

AVAILABILITY

4 Lots: 101.00± Acres
Lot 1: 26.18± Acres
Lot 2: 26.57± Acres
Lot 3: 26.57± Acres
Lot 4: 21.68± Acres

Property Use: Development

Zoning: Specific Plan

APNS

Lot 1: 521-040-33-00-6
Lot 2: 521-040-34-00-9
Lot 3: 521-040-35-00-2
Lot 4: 521-040-36-00-5

PRICING

Asking Price: \$16,650,000

LOCATION DESCRIPTION

Located in South Delano within close proximity to Freeway 99 and Delano Municipal Airport.

WATER DETAILS

- Property is Within and Receives Water from the Southern San Joaquin Municipal Utility District
- Irrigated by Micro-Sprinkler
- (1) 200 HP Diesel Pump/Well

SITE

\$16,650,000
ASKING PRICE

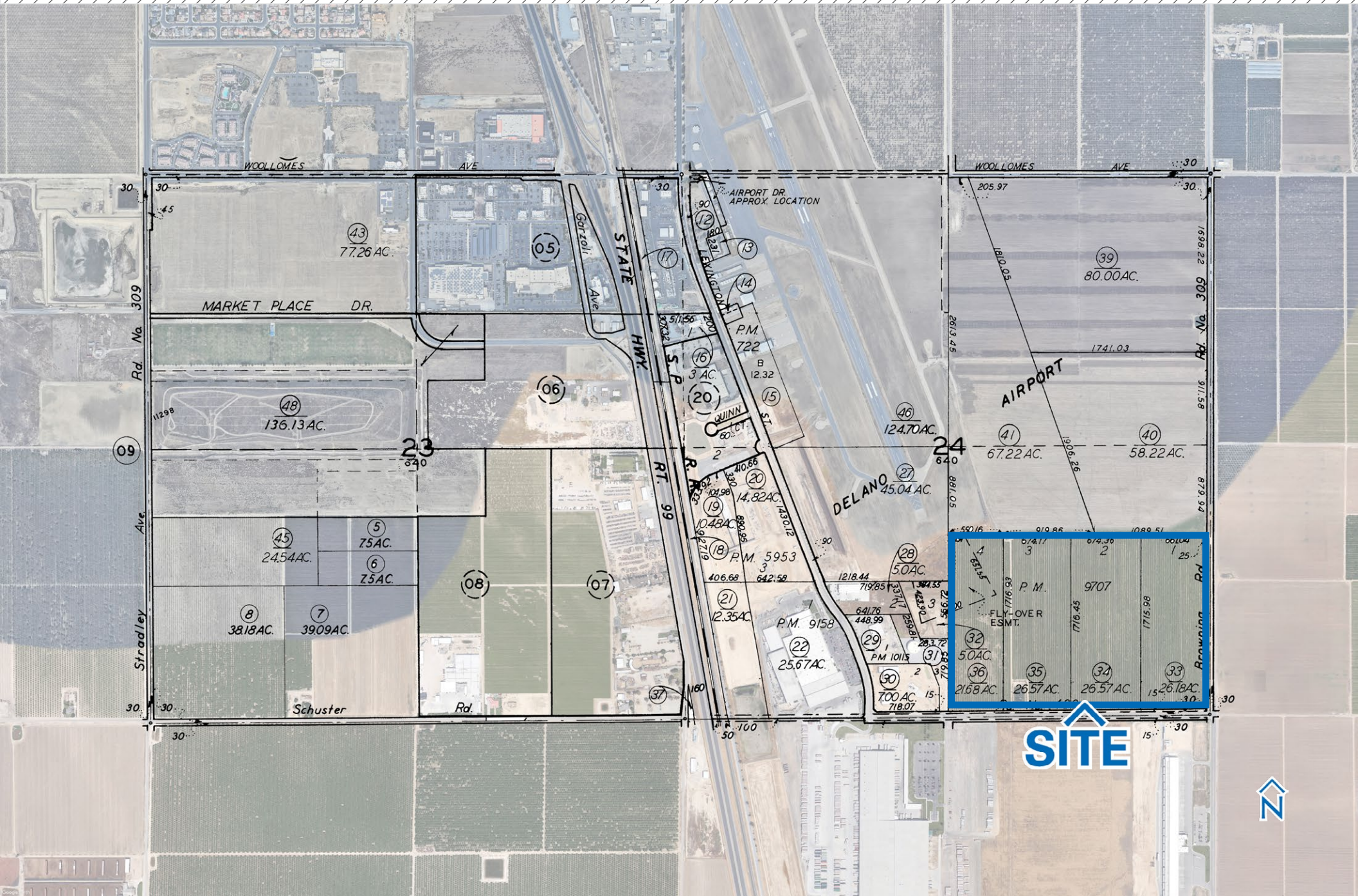
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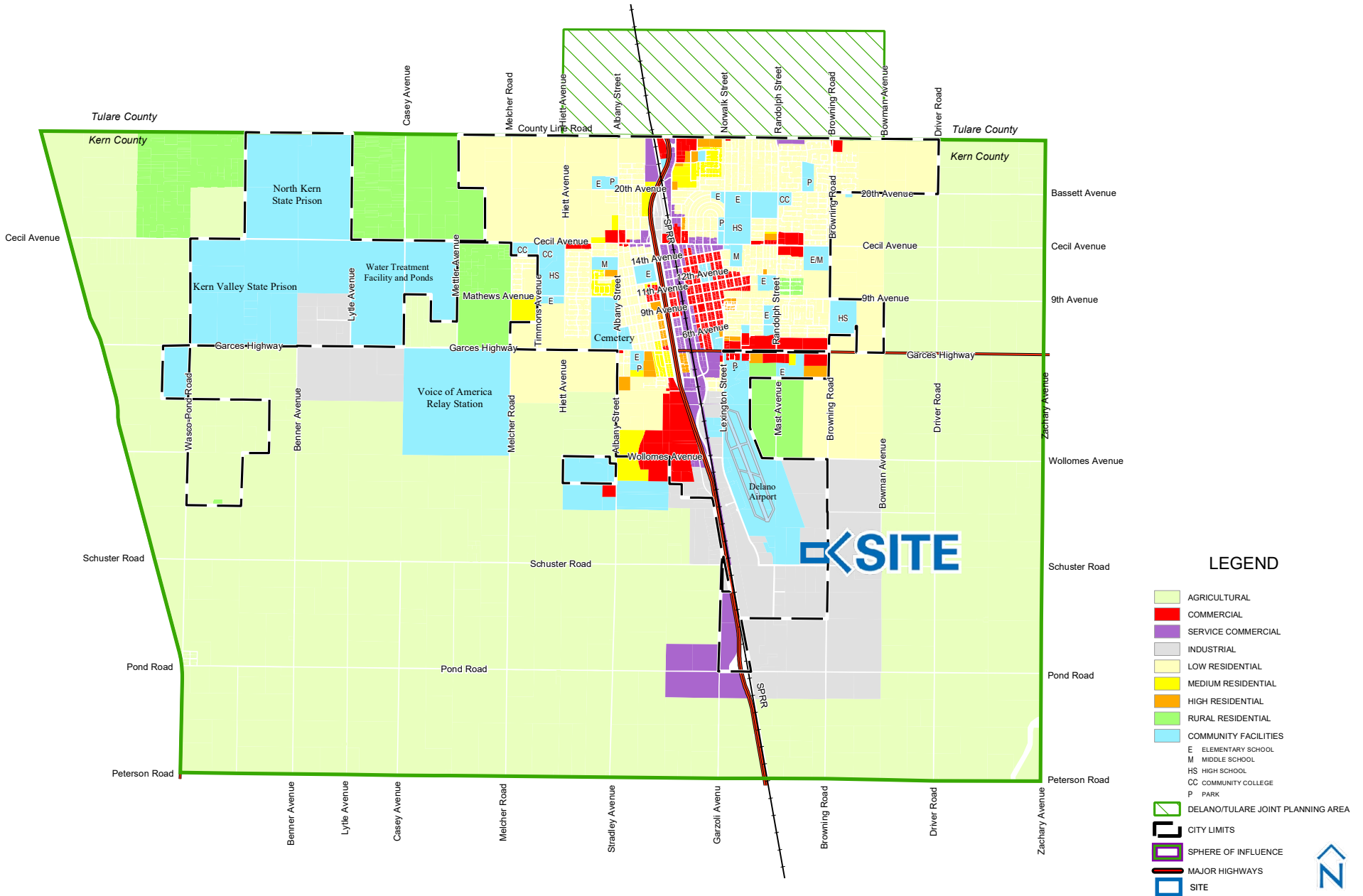
PARCEL

MAP



SITE





NWC OF BROWNING & SCHUSTER ROADS

DELANO, CA

ABOUT CITY OF DELANO



Nestled in California's Central Valley, Delano is a vibrant blend of cultures, history, and economic growth. A key player in agriculture, the city balances its rich heritage with a dynamic present, making it an ideal place to live, work, and play. Delano embraces its diversity through festivals celebrating Filipino, Mexican, and other cultures, as well as local farmers' markets showcasing Kern County's produce.

Founded as a railhead for the Southern Pacific Railroad, Delano played a significant role in the 1960s farmworker movement and is the birthplace of the United Farm Workers Union, with a legacy rooted in civil rights and activism.

Today, Delano's business environment, offers abundant opportunities for entrepreneurs and corporations. Its strategic location along major highways and rail lines fosters growth and innovation.

Delano also offers a range of recreational activities, from parks and theaters to annual events like the Harvest Holidays parade and Cinco de Mayo celebrations, ensuring a modern and fulfilling lifestyle for residents and visitors alike.

RESOURCE LINKS



[GENERAL PLAN](#)



[HOUSING ELEMENT UPDATE](#)



[MAJOR DEVELOPMENTS MAP](#)



[LAND USE MAP](#)



[SPHERE OF INFLUENCE](#)



[ZONING MAP](#)

NWC OF BROWNING & SCHUSTER ROADS

DELANO, CA

AREA
BENEFITS

CITY OF DELANO STATISTICS

(Within A 3 Mile Radius)



45,579

POPULATION



16,435

H.S. GRAD OR HIGHER



31

MEDIAN AGE



\$55.5K

MED. HH INCOME

Source: AlphaMap 2024

MAJOR EMPLOYERS IN DELANO

- Kern Valley State Prison: 1,670
- North Kern State Prison: 1,396
- Delano Union Elementary School District: 900
- Paramount Citrus: 900
- Adventist Health Delano: 670
- Delano Joint Union High School District: 475
- Walmart: 300
- Vallarta Supermarkets: 255
- City of Delano: 210
- Delano District Skilled Nursing Facility: 184

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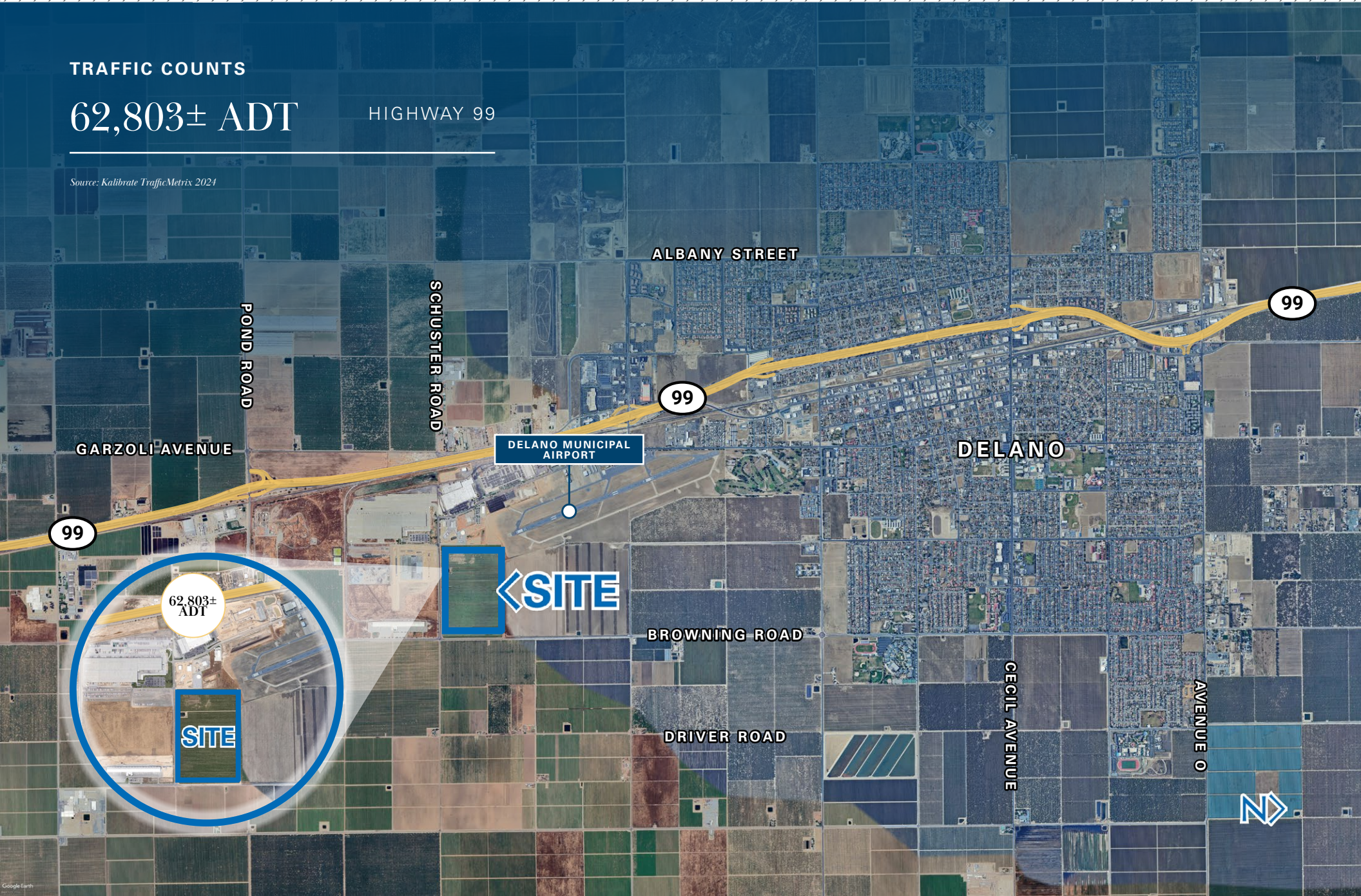
AERIAL
MAP

TRAFFIC COUNTS

62,803± ADT

HIGHWAY 99

Source: Kalibrate TrafficMetrix 2021



ALBANY STREET

SCHUSTER ROAD

POND ROAD

GARZOLI AVENUE

DELANO MUNICIPAL AIRPORT

DELANO

BROWNING ROAD

DRIVER ROAD

CECIL AVENUE

AVENUE O

62,803±
ADT

SITE

← SITE



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