

# FOR SALE: 2 R-3, 3 CR development sites available

The subject site is located in Wasco, California. It is situated in the north-western part of Kern County and is 24 miles northwest of county seat, Bakersfield. Wasco is comprised of a total area of 9.4 square miles at the intersection of California State Routes 43, which runs north-south, and 46, which runs east-west. One of Wasco's major economic activities is its agriculture, specifically the growing of roses. 55% of all roses grown in the United States are grown in or around Wasco. In addition to agriculture, New Construction single family developments ,oil and gas

**SOLD** Available  
DEVELOPMENT OPPORTUNITY



Shawn Barton DRE# 01878646  
661-912-3425 or Realtor@aipmbakersfield.com  
Or  
Mark Clemmer DRE# 01994471  
661-477-2310 / Mark@clemmerco.com

Clemmer & Company  
9901 Rosedale Hwy Bakersfield, CA 93312



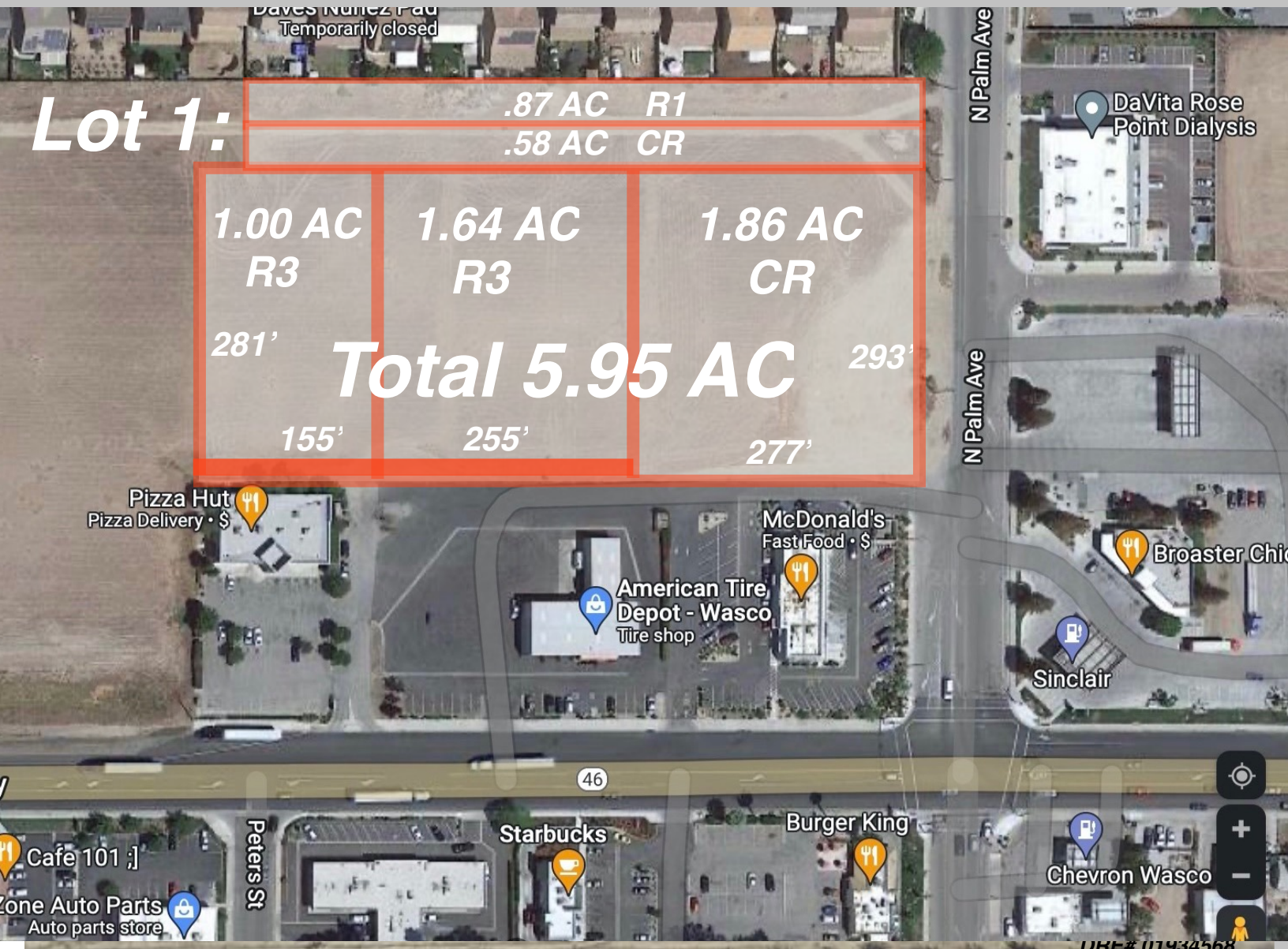
# FOR SALE: 1 R-3 /CR LOT & 1 CR LOT

**Lot 1: 5.95 ACRES R-3 High density / CR ~~\$~~ \$695k**

( Great location for large complex or 4-Plex's right in the middle of all the new growth )

**Lot 3: 8.71 AC, CR, Commerical-Vacant ~~\$~~ \$1.59 Million**

( Drive through restaurant, Car Wash, Strip mall, Salon, Barber, Automotive parts store, etc. )



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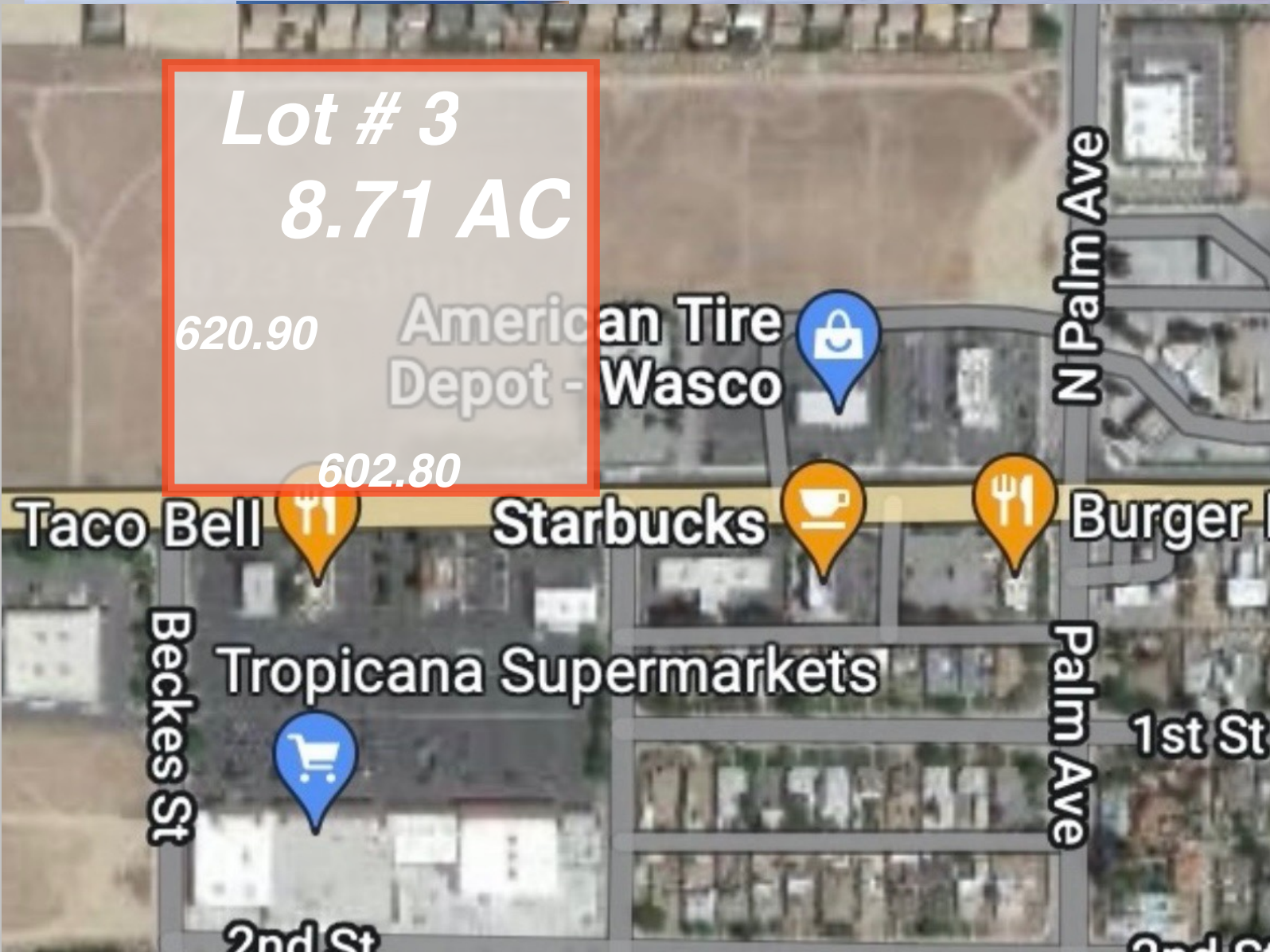
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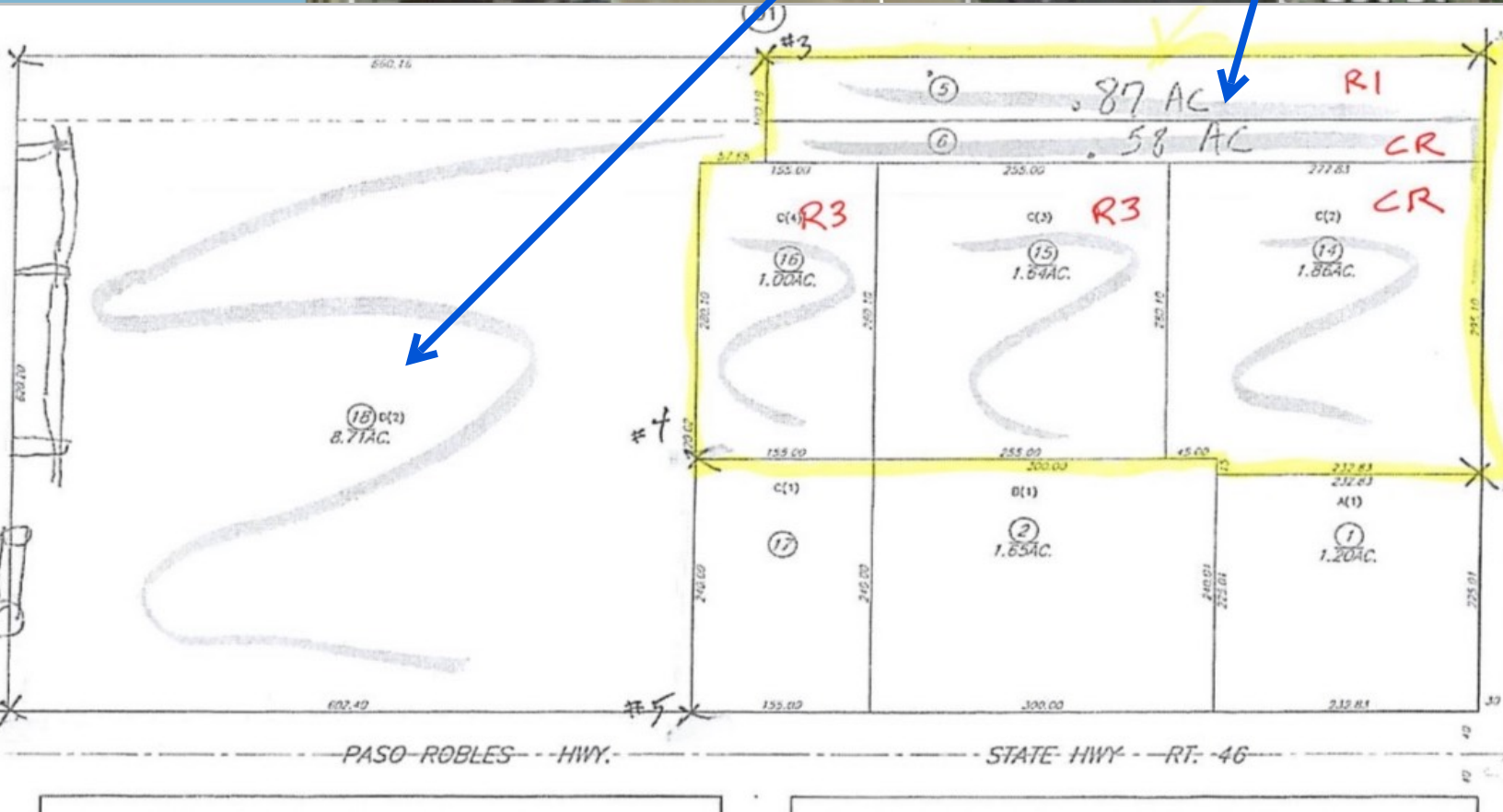
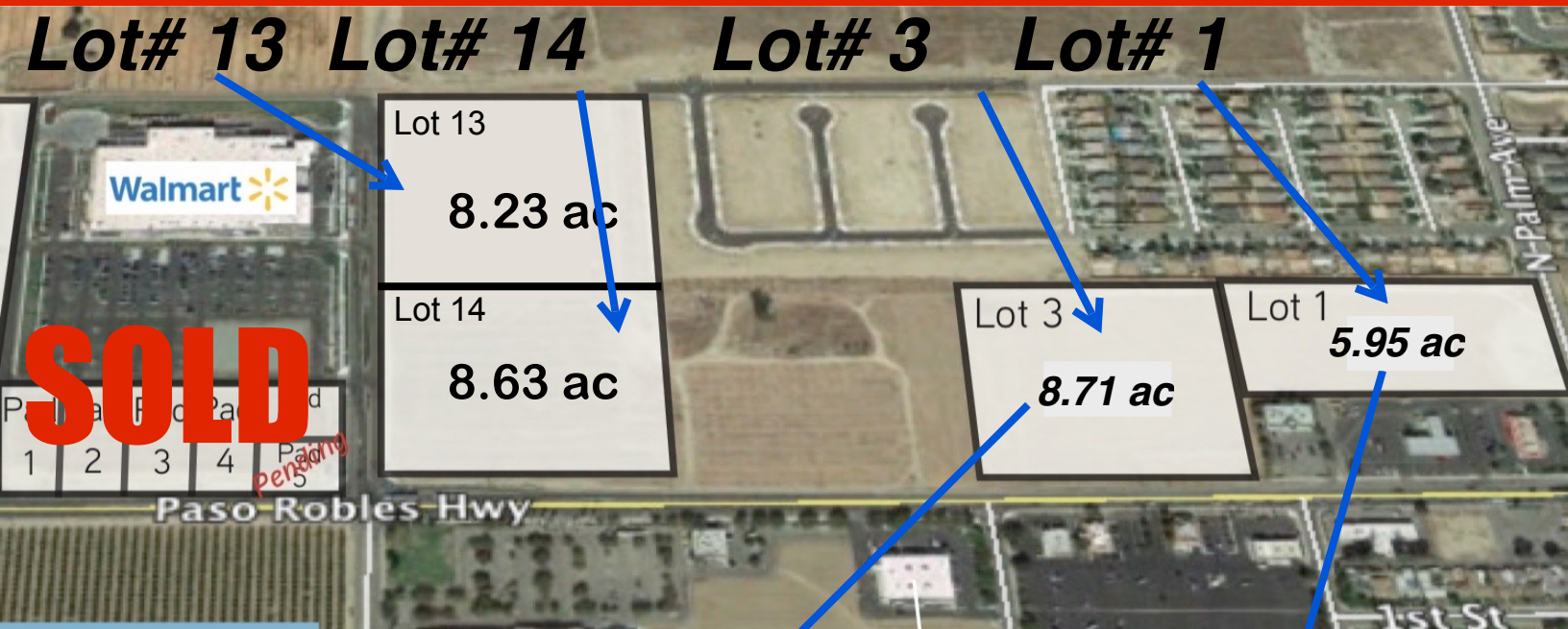
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# FOR SALE: C-R LOT & R-3 LOT

1. Lot 13: North R-3 8.23 acres list at ~~\$1.7 Million~~ **\$1.7 Million**

( Great location for large complex or 4-Plex's right in the middle of all the new growth )

2. Lot 14: South C-R 8.63 acres ~~\$2.3 Million~~ **\$2.3 Million**

Great corner location:

( Drive through restaurant, Strip mall, Salon, Barber, Automotive parts store, etc. )

487-400-13 (Parcel A) (Northern parcel)  
487-400-14 (Parcel B) (Southern parcel)

Lot 13  
R-3

Lot 14  
C-R

**Burger King**



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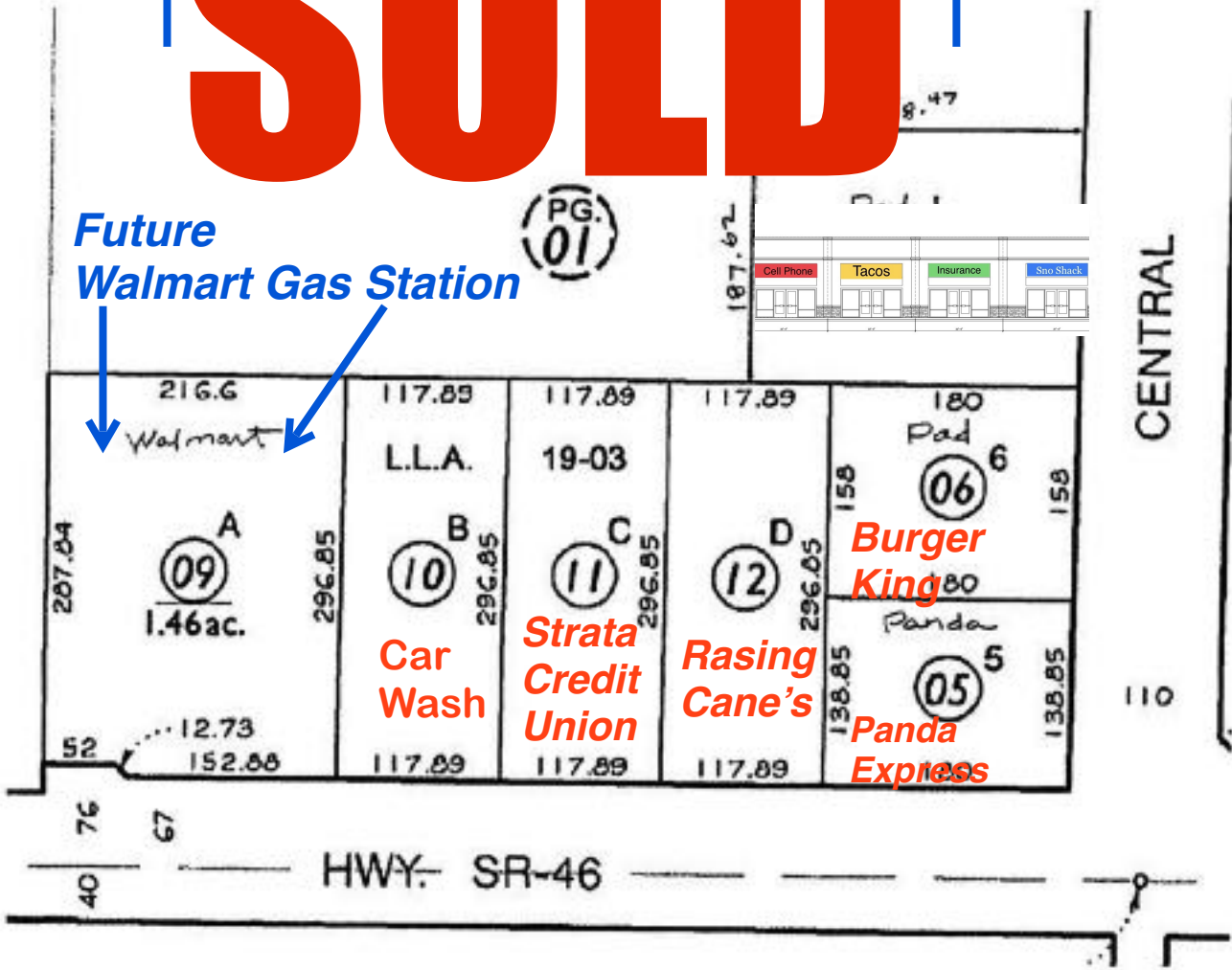


**MCDONALDS ANCHORED DEVELOPMENT OPPORTUNITY**  
**FOR SALE: 1 R-3 /CR LOT & 1 CR LOT**

# Walmart Super Center

# SOLD

Future  
Walmart Gas Station



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**WALMART & PANDA EXPRESS- ANCHORED DEVELOPMENT  
OPPORTUNITY**

# **FOR SALE: 3 RETAIL LOTS & 2 RETAIL PADS**

**PAD 1 \$600,000.00  
(44,741SF, 238.47' X 187.62')**

***This Pad is located centrally in the development with Walmart to the North & Panda Express & Future Burger King directly to the South along with the Hidden Grove development directly to the east.***



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WALMART & PANDA EXPRESS- ANCHORED DEVELOPMENT OPPORTUNITY

# FOR SALE: 3 RETAIL LOTS & 2 RETAIL PADS

- ~~1. PAD 1 \$800,000.00 (44,741SF, 238.47' X 187.02')~~ **SOLD**
- ~~2. PAD 6 \$500,000.00 (28,439SF, 180' X 158')~~ **SOLD**
- ~~3. LOT 10 \$500,000.00 (34,995SF, 117.89' X 296.85')~~ **SOLD**
- ~~4. LOT 11 \$500,000.00 (34,995SF, 117.89' X 296.85')~~ **SOLD**
- ~~5. LOT 12 \$520,000.00 (34,995SF, 117.89' X 296.85')~~ **SOLD**

**Walmart future Gas Station**

**10 Car Wash**

**Strata Credit Union**

**Burger King k**

**Panda Express**

**12**

**HIGHWAY 46 & Central Ave**

**Traffic Count 18,007 ADT**

**CLEMMER & COMPANY**

Management Inc  
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