

INDUSTRIAL DEVELOPMENT LAND

HAGEMAN AND ALLEN ROADS, NORTHWEST BAKERSFIELD CA, 93312



**PRICE REDUCED BY
\$200,000**

ASKING PRICE:

Lot A: **\$6.80 per Sq.Ft.**
 (\$1,826,875)
 6.17 gross acres.
 APN # 527-010-36

Lot B: **\$6.80 per Sq.Ft.**
 (\$2,226,886)
 7.51 gross acres.
 APN# 527-010-35

M-1 / M-2 Industrial zoned. Excellent location for large industrial development. Owner User, Industrial Park, Business Park, gas station, car wash, and fast food, retail, office, etc.

Hageman and Rushmore Signal light possible.

*Lot sizes will be sold as gross acreage. Lots may be adjusted or combined to your preference.

[CLICK HERE FOR AERIAL DRONE VIDEO](#)

CENTURY 21
Jordan-Link & Company

CRAIG A. HUMMEL
BROKER/APPRaiser
LICENSE # 01108671
P 661-444-1602
ca@hummelandassociates.com

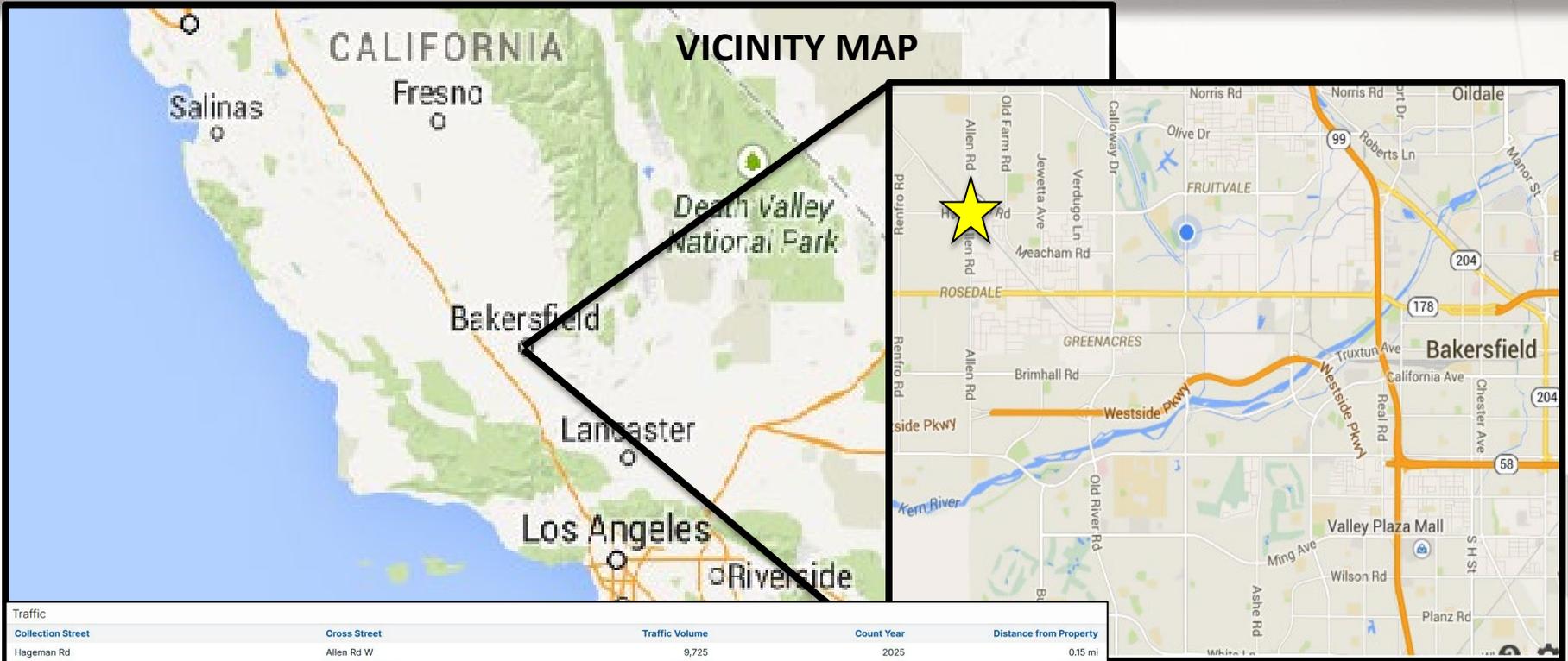
CRAIG J. HUMMEL
AGENT
LICENSE # 01849544
P 661-444-1602
C 661-747-6175
cj@hummelandassociates.com

Century 21 Jordan-Link & Company
5060 California Ave Suite 1150
Bakersfield, Ca
93309

www.HummelAndAssociates.com

INDUSTRIAL DEVELOPMENT LAND

LOCATION MAP AND TRAFFIC COUNT



Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Hageman Rd	Allen Rd W	9,725	2025	0.15 mi
Hageman Rd	Rosedale Ln SW	12,559	2025	0.22 mi
Santa Fe Way	Hageman Rd NW	11,217	2025	0.25 mi
Allen Rd	Hageman Rd S	8,995	2025	0.31 mi
Santa Fe Way	Hageman Rd SE	6,421	2025	0.31 mi
Hageman Rd	Hageman Frontage Rd E	7,577	2025	0.40 mi
Noriega Rd	Allen Rd W	1,960	2025	0.46 mi
Hageman Rd	Range Dr W	11,116	2025	0.73 mi
Hageman Road	Range Dr W	11,823	2020	0.73 mi
Allen Rd	Allen Ln N	23,191	2025	0.78 mi

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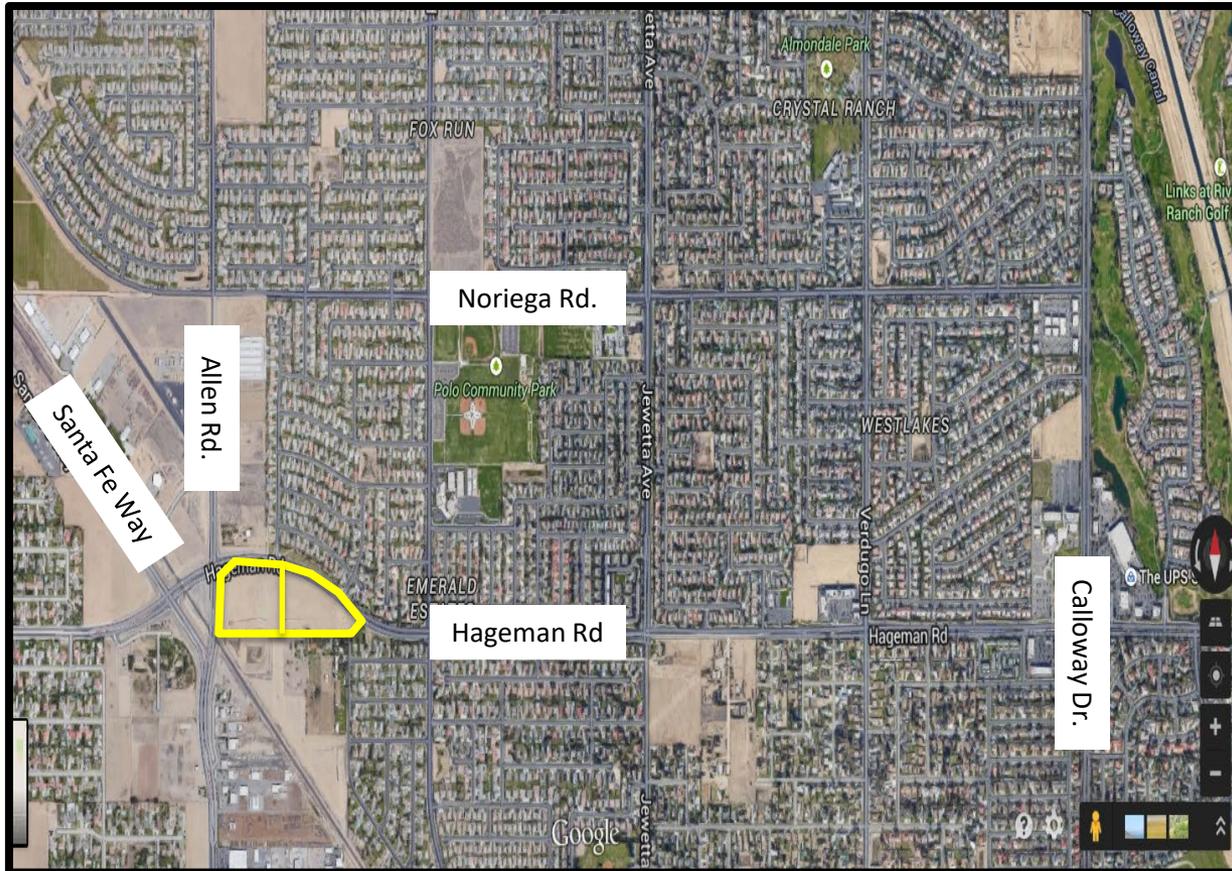
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All information, projections, and representations show herein are based on information supplied by sources deemed to be reliable; however, they are not warranted by Century 21 Jordan—Link & Company or its agents and are subject to change without notice. References to square footage or age are approximate. Buyer must verify the information and bears all risk of any inaccuracies.

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LOCATION DESCRIPTION

VICINITY MAP



Located in Northwest Bakersfield, Kern County, California, this 13.68 acre site consists of 2 parcels. Strategically located at the multiple intersection of Hageman Rd, Allen Rd, and Central Valley Highway. This site overlooks the underpasses of Hageman and Allen. Hageman Rd. is a major east/west artery. Central Valley Highway is a major arterial route from Bakersfield to the nearby city of Shafter.

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NW BAKERSFIELD DEMOGRAPHICS

Population	2 MILE	5 MILE	10 MILE
2020 Population	44,946	127,188	456,216
2024 Population	44,093	127,910	458,059
2029 Population Projection	43,931	128,047	458,404
Annual Growth 2020-2024	-0.5%	0.1%	0.1%
Annual Growth 2024-2029	-0.1%	0.0%	0.0%

Household Income	2 MILE	5 MILE	10 MILE
< \$25,000	912	3,167	26,875
\$25,000 - 50,000	1,639	5,657	33,305
\$50,000 - 75,000	1,345	4,739	21,643
\$75,000 - 100,000	2,171	5,753	17,926
\$100,000 - 125,000	1,538	4,432	13,221
\$125,000 - 150,000	2,088	5,484	11,105
\$150,000 - 200,000	2,208	5,906	11,028
\$200,000+	1,920	7,665	12,117
Avg Household Income	\$129,614	\$133,776	\$89,939
Median Household Income	\$113,710	\$111,763	\$65,261

Population By Age	2 MILE	5 MILE	10 MILE
Age 0 - 4	2,683	7,600	31,306
Age 5 - 9	3,098	8,422	34,211
Age 10 - 14	3,691	9,839	37,441
Age 15 - 19	3,712	10,046	36,750
Age 20 - 24	3,148	8,873	34,044
Age 25 - 29	2,639	7,576	33,156
Age 30 - 34	2,813	7,941	34,000
Age 35 - 39	3,080	8,638	32,270
Age 40 - 44	3,272	9,031	30,607
Age 45 - 49	3,055	8,535	27,393
Age 50 - 54	2,737	7,855	24,889
Age 55 - 59	2,583	7,622	24,036
Age 60 - 64	2,247	6,956	21,636
Age 65 - 69	1,835	6,080	18,532
Age 70 - 74	1,464	5,075	15,069
Age 75 - 79	1,016	3,656	10,587
Age 80 - 84	579	2,195	6,303
Age 85+	439	1,970	5,833

INDUSTRIAL DEVELOPMENT LAND

KERN COUNTY AT A GLANCE

KERN COUNTY ECONOMIC VITALITY

KERN COUNTY At A GLANCE

#2 LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#1 in Agricultural
Production Nationwide



#3 in Economic
Diversity
Nationwide



#4 in STEM
Jobs
Nationwide



OVER 50 MAJOR DISTRIBUTION
CENTERS



THE ENERGY CAPITAL OF CALIFORNIA
Largest Provider of Oil & Renewable Energy in the State

75%



60%



#1 Largest
Wind Farm
in the U.S.



#1 Largest Battery
Energy Storage
System in the World



#14 Oil-Producing
County in
the Nation

OVER 50 WORLD TECH
"FIRSTS"
NAVAL AIR WEAPONS
STATION CHINA LAKE



1ST COMMERCIAL SPACE
PORT IN U.S.
MOJAVE AIR & SPACE
PORT AT RUTAN
FIELD



1ST SPACE SHUTTLE
LANDING
EDWARDS AIR
FORCE BASE



Contact Us

CRAIG A. HUMMEL
BROKER/APPRaiser
LICENSE # 01108671
P 661-444-1602
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