



119

Taft Hwy 13,085 ADT

26.17[±]

ACRES OF LAND

BAKERSFIELD, CA

WEST SIDE OF HWY

Compagnoni St



CALIFORNIA
99

SH St

GOLDEN STATE HWY

71,137 ADT

**Hwy 99 & Taft Hwy - West
Bakersfield, CA
(±26.17 Acres)**

FOR SALE | INVESTMENT OPPORTUNITY | 99 FREEWAY & TAFT HWY

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CENTRAL CALIFORNIA

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5401 Business Park South Suite 122 & 123 | Bakersfield, CA 93309 | 661.864.1000

99 FREEWAY & TAFT HWY - WEST SIDE. FOR SALE

PROPERTY OVERVIEW

This M-1 land is fully entitled and ready to build on with almost 2000 feet of frontage along 99 Freeway making this uniquely positioned for a high visibility development. The strategic location at the 99 Freeway and Taft Highway allows for easy access to the major transportation hubs including Interstate 5. Increasing traffic and population growth, rapidly emerging commercial development, residential growth, and local government infrastructure investments in the surrounding area makes this an attractive investment opportunity for real estate developers. Billboards are not included.

OFFERING PRICE

\$10,499,000 | \$9.21/sf

AVAILABLE ACERAGE

26.17 ± Acres

ZONING

M-1 County

APNS

184-160-07-00-9; 184-470-04-00-0; 184-470-06-00-6



WATER*



ELECTRIC*



GAS*



SEWER*

*utilities near site



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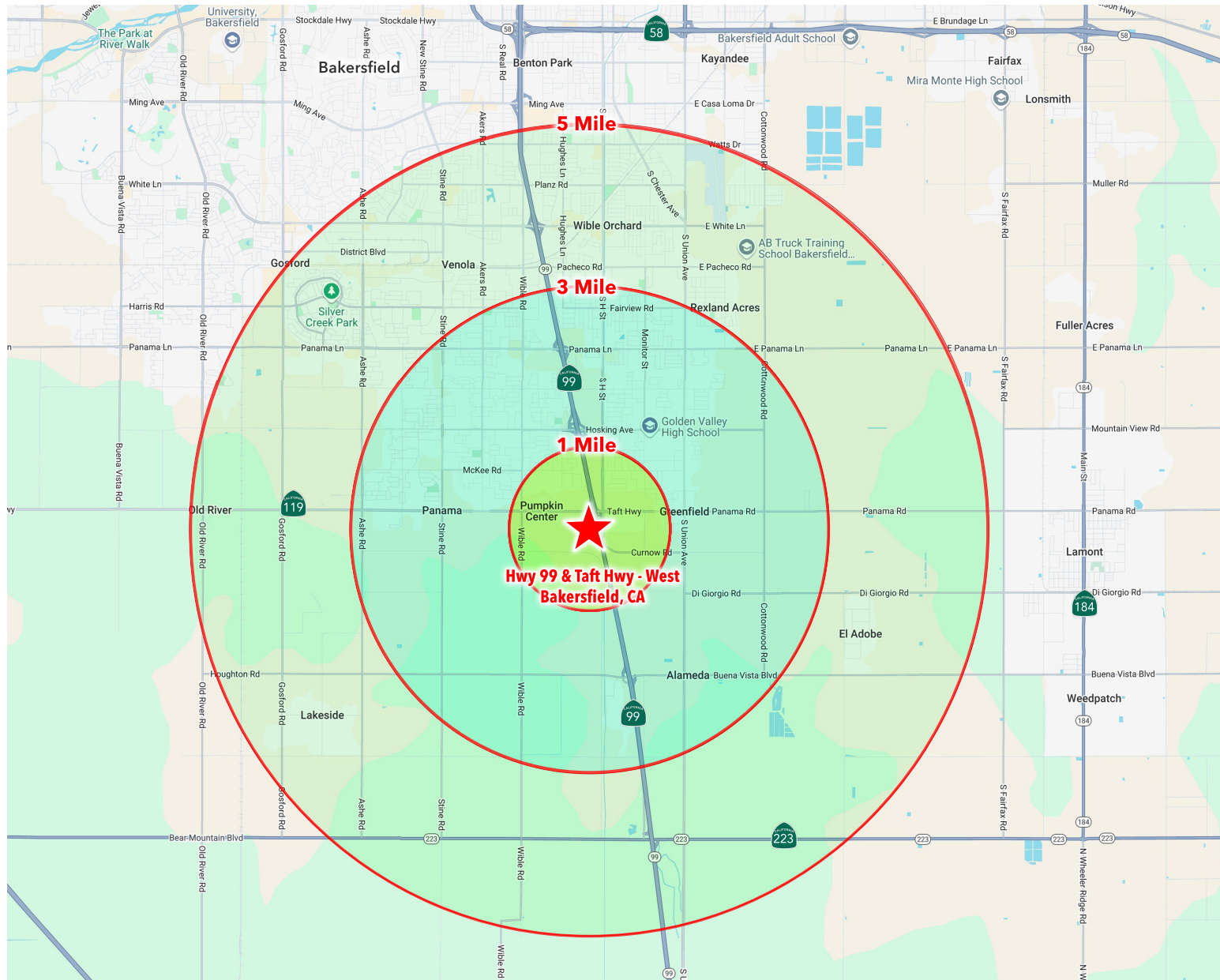
AMENITIES MAP



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RADIUS MAP



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DEMOGRAPHICS

RADIUS DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2029 Projection	3,980	64,616	137,981
2024 Estimate	3,973	64,608	137,936
2020 Census	3,939	64,574	137,699
Growth 2024 - 2029	0.18%	0.01%	0.03%
Growth 2020 - 2024	0.86%	0.05%	0.17%
2024 Population by Hispanic Origin	2,722	44,657	94,367
2024 POPULATION	3,973	64,608	137,936
White	3,980	64,616	137,981
Black	3,973	64,608	137,936
Am. Indian & Alaskan	3,939	64,574	137,699
Asian	0.18%	0.01%	0.03%
Hawaiian & Pacific Island	0.86%	0.05%	0.17%
Other	2,104 52.96%	33,240 51.45%	70,467 51.09%
U.S. Armed Forces	0	17	54
HOUSEHOLDS			
2029 Projection	1,116	16,781	38,529
2024 Estimate	1,114	16,786	38,534
2020 Census	1,107	16,787	38,488
Growth 2024 - 2029	0.18%	-0.03%	-0.01%
Growth 2020 - 2024	0.63%	0.01%	0.12%
Owner Occupied	836 75.04%	12,129 72.26%	24,066 62.45%
Renter Occupied	279 25.04%	4,657 27.74%	14,468 37.55%
2024 Households by HH Income	1,115	16,786	38,535
Income: <\$25,000	143 12.83%	1,879 11.19%	5,865 15.22%
Income: \$25,000 - \$50,000	235 21.08%	3,002 17.88%	9,041 23.46%
Income: \$50,000 - \$75,000	126 11.30%	3,044 18.13%	7,207 18.70%
Income: \$75,000 - \$100,000	132 11.84%	2,184 13.01%	4,834 12.54%
Income: \$100,000 - \$125,000	315 28.25%	2,442 14.55%	4,461 11.58%
Income: \$125,000 - \$150,000	67 6.01%	1,662 9.90%	3,016 7.83%
Income: \$150,000 - \$200,000	43 3.86%	1,533 9.13%	2,566 6.66%
Income: \$200,000+	54 4.84%	1,040 6.20%	1,545 4.01%
2024 Avg Household Income	\$89,537	\$96,496	\$81,741
2024 Med Household Income	\$85,132	\$80,357	\$65,284

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Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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