

For Sale

23.99 Acre Parcel

17017 Zachary Road

Shafter, CA

Property Highlights

- Great opportunity in heavily traveled area
- Excellent highway exposure & traffic counts
- Freeway interchange within quarter mile
- Located in close proximity to Flying J Travel Center and national brands
- Commercial development occurring in surrounding area



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Principal

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CA RE #01380986

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Jack Avenue



Zachary Rd

Future
Truck Wash



Merced Avenue

78,000 AADT



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Parcel Map | Zoning Map

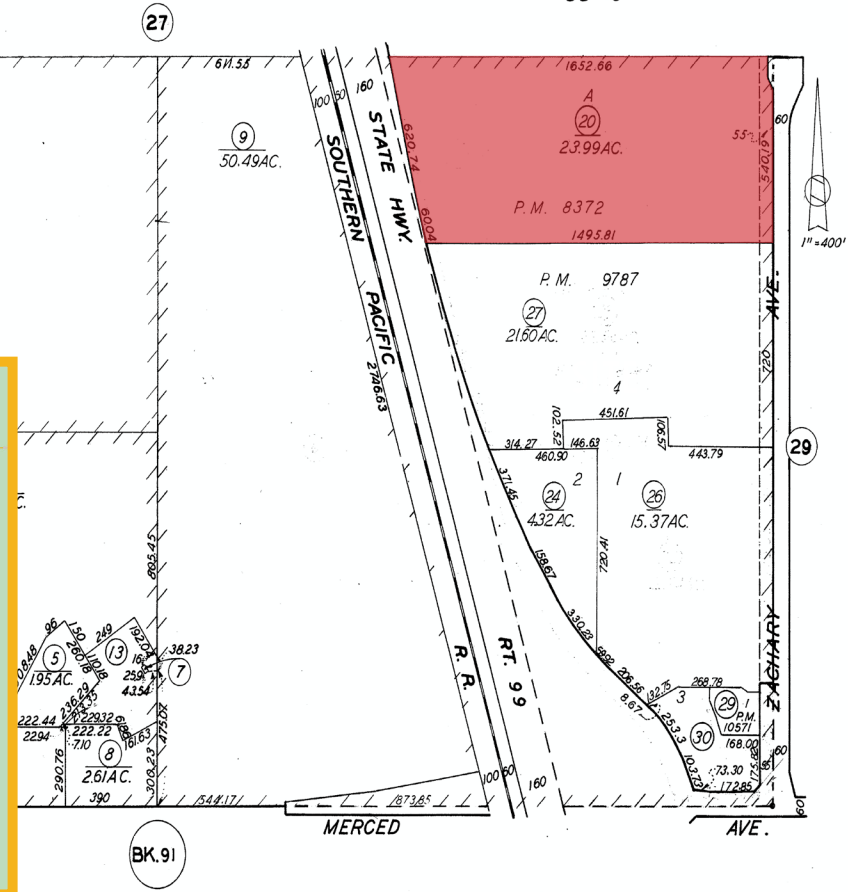
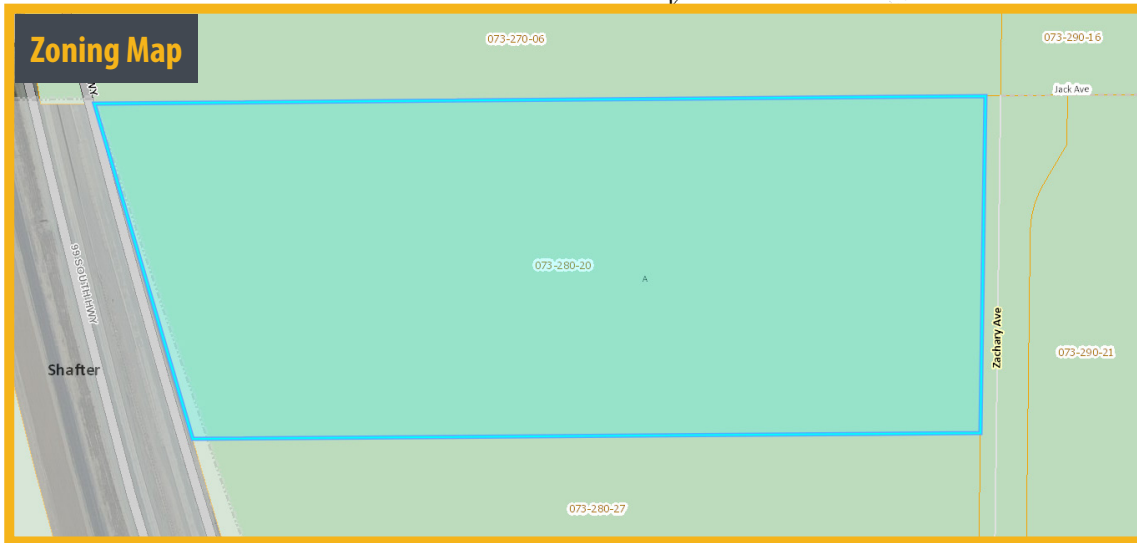
17017 Zachary Road ▪ Shafter, CA

SI/2 OF SEC. 32 T.27S. R.26E.

SCHOOL DIST. 85-12 / 85-9

73-28

Parcel Map



Property Information

- Parcel Size 23.99 Acres
- APN 073-280-20
- Zoning A, Exclusive Agriculture

Revised: Oct. 30, 2001

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 73-28
COUNTY OF KERN

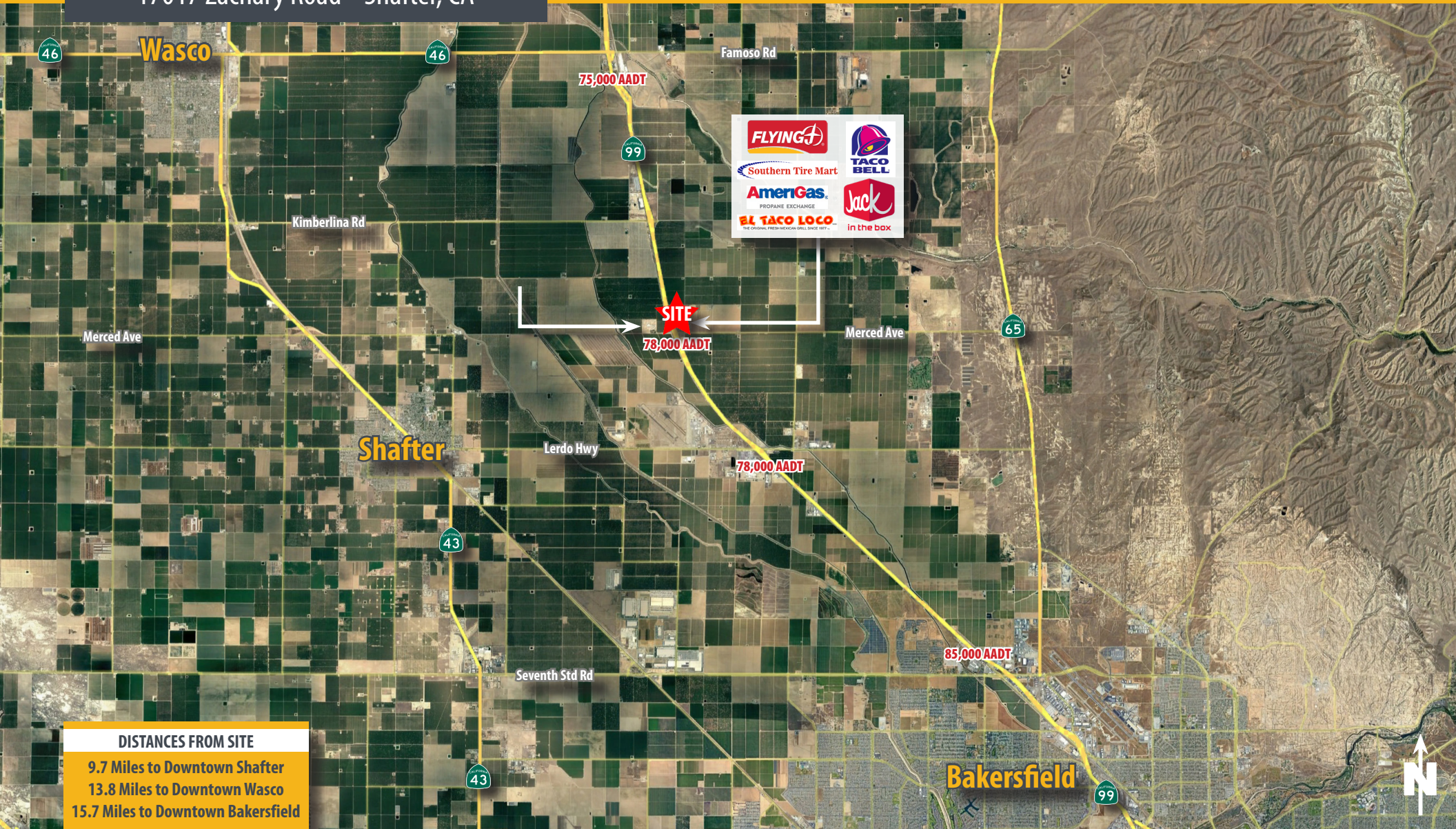


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Aerial Map

17017 Zachary Road ■ Shafter, CA



DISTANCES FROM SITE
9.7 Miles to Downtown Shafter
13.8 Miles to Downtown Wasco
15.7 Miles to Downtown Bakersfield



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