9.11± ACRES HIGHWAY COMMERCIAL LAND FOR SALE

NWC OF STATE ROUTE 119 (TAFT HWY) & WIBLE ROAD · BAKERSFIELD, CA 93313-9742





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9.11± ACRES HIGHWAY COMMERCIAL LAND FOR SALE

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Property Description:

The subject property is $9.11\pm$ acres located at the northwest corner of Taft Hwy and Wible Rd. This signalized intersection carries $40,145\pm$ cars per day and is located a half- mile west of Freeway 99.

Property Highlights:

This property has a zoning of C-2 (General Commercial) which allows for a wide variety of permitted commercial uses.

Available Land: 9.11 acres

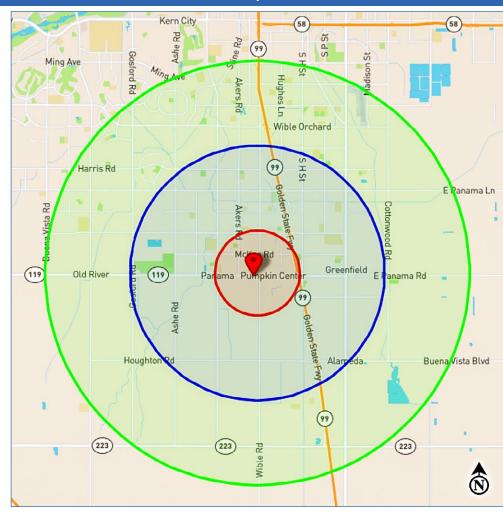
APN: 514-020-16-00-9

Sale Price: Please contact agent for more information.

2022 Demographics:	1 Mile	3 Miles	<u> 5 Miles</u>
Total Population:	9,364	73,833	164,591
Total Households:	2,292	19,125	46,618
Avg. HH Income:	\$99,605	\$89,165	\$80,277
Total Daytime Pop:	5,986	55,509	135,126

2022 Traffic Counts:

Wible Road: 14,832
Taft Hwy CA-119: 25,313
Total Traffic: 40,145
Data Sources: Claritas, LLC; Kalibrate TrafficMetrix





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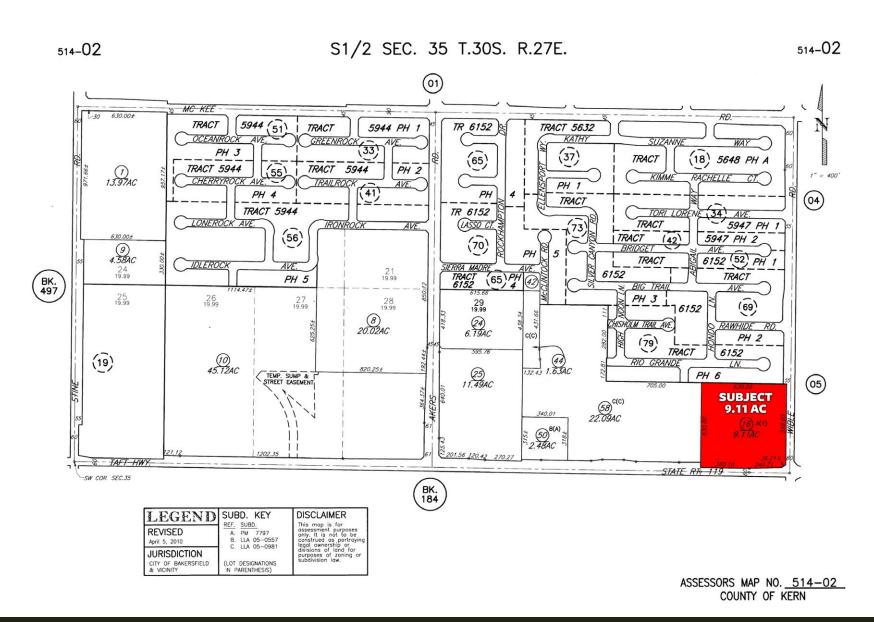
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