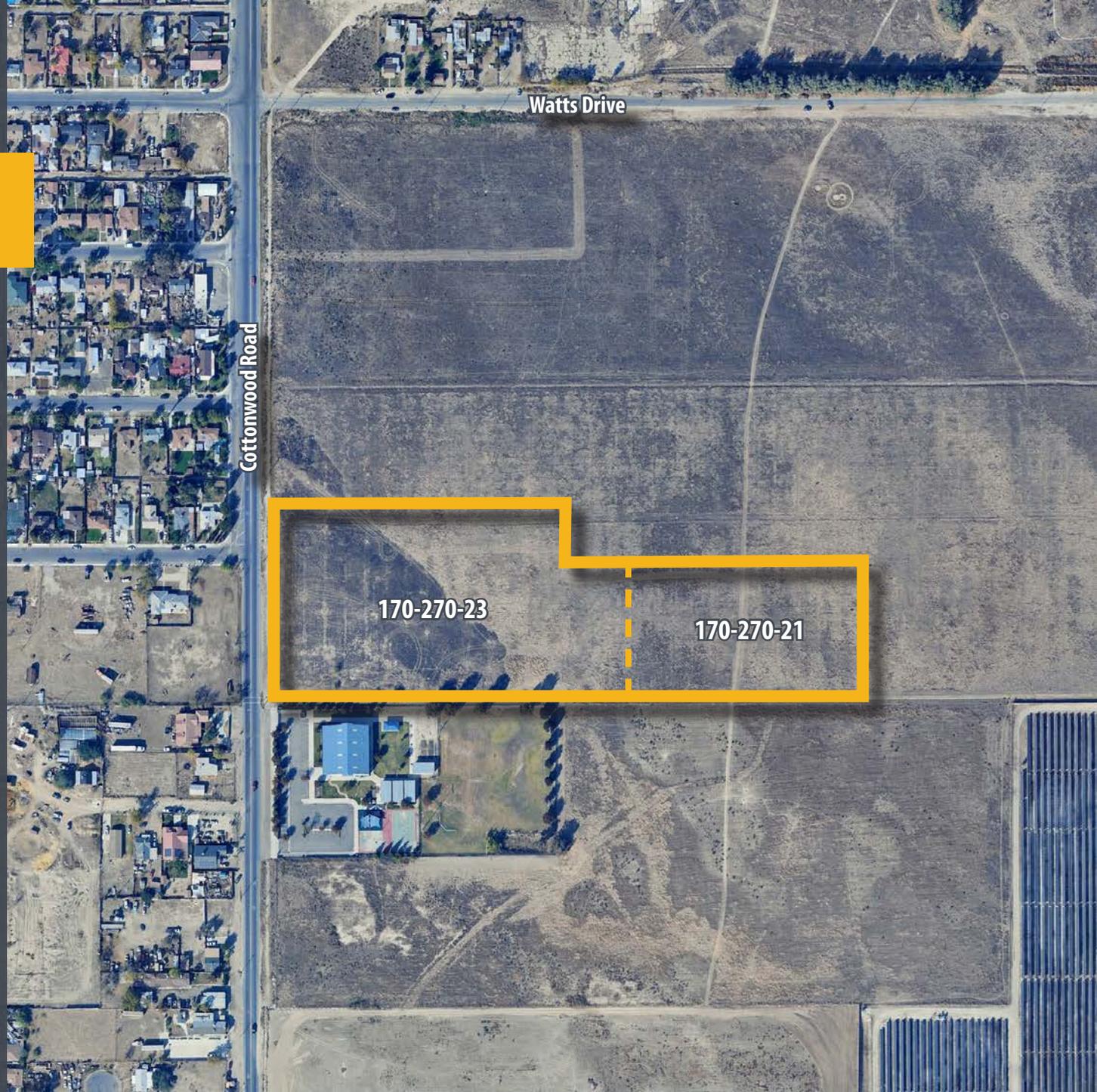


Vacant Land AVAILABLE FOR SALE

East Side of Cottonwood
Road/Dr Martin Luther King
Jr Drive between Watts
Drive & E Planz Road
Bakersfield, CA

Property Highlights

- Southeast Bakersfield location
- Located 1.5 miles south of Highway 58
- Located directly north of the Friendship House Community Center where the Community Action Partnership of Kern provides educational and recreational services to children.



The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



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11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

Vacant Land Available For Sale

Property Details & Offering

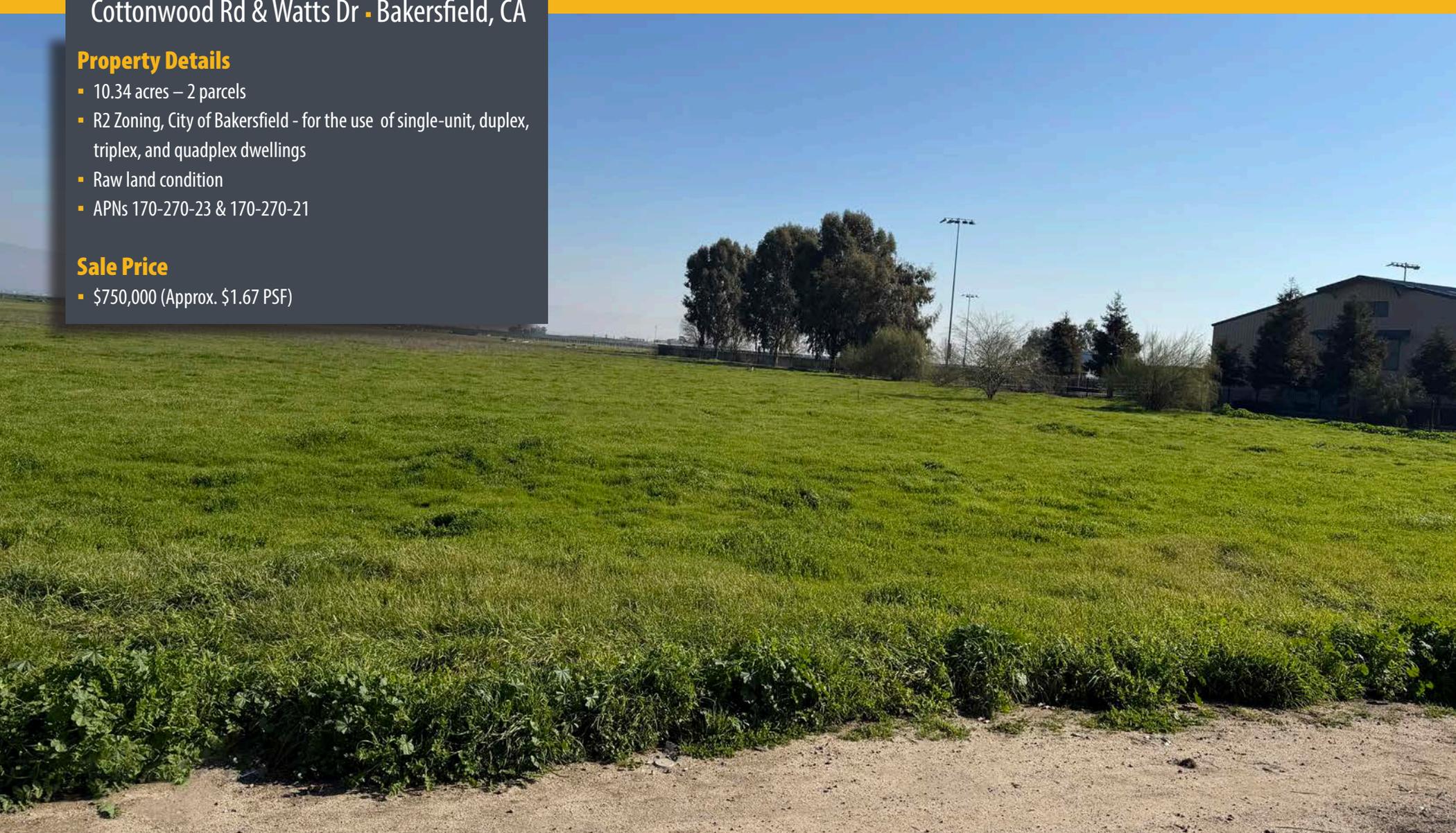
Cottonwood Rd & Watts Dr - Bakersfield, CA

Property Details

- 10.34 acres – 2 parcels
- R2 Zoning, City of Bakersfield - for the use of single-unit, duplex, triplex, and quadplex dwellings
- Raw land condition
- APNs 170-270-23 & 170-270-21

Sale Price

- \$750,000 (Approx. \$1.67 PSF)



Vacant Land Available For Sale

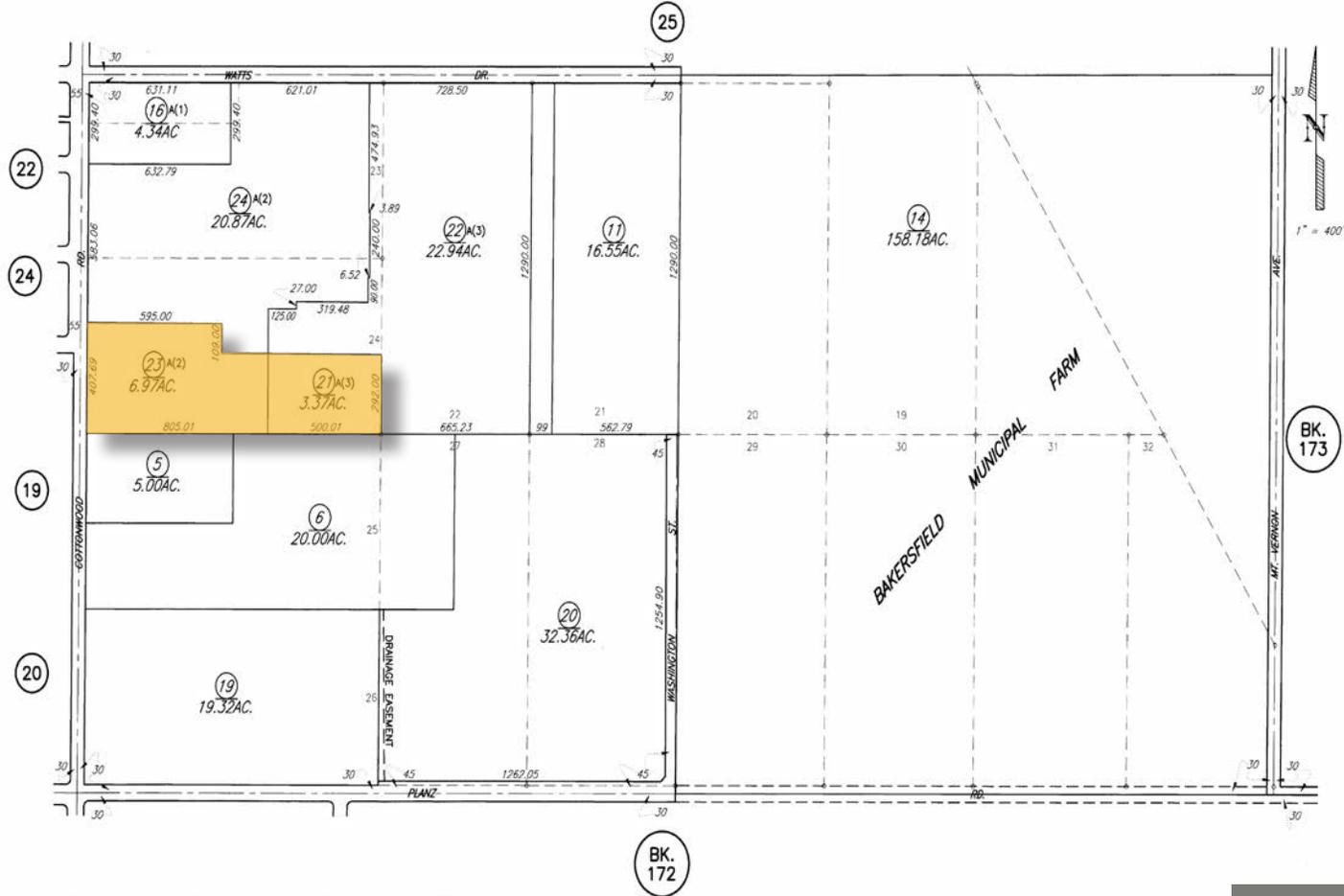
Assessor's Parcel Map

Cottonwood Rd & Watts Dr - Bakersfield, CA

170-27

S1/2 OF SEC.9 T.30S. R.28E.

170-27



LEGEND	SUBD. KEY	DISCLAIMER
REVISED December 1, 2017	REF. SUBD. A. LIA 05-1782	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.
JURISDICTION CITY OF BAKERSFIELD	(LOT DESIGNATIONS IN PARENTHESIS)	

Assessor's Parcel Numbers

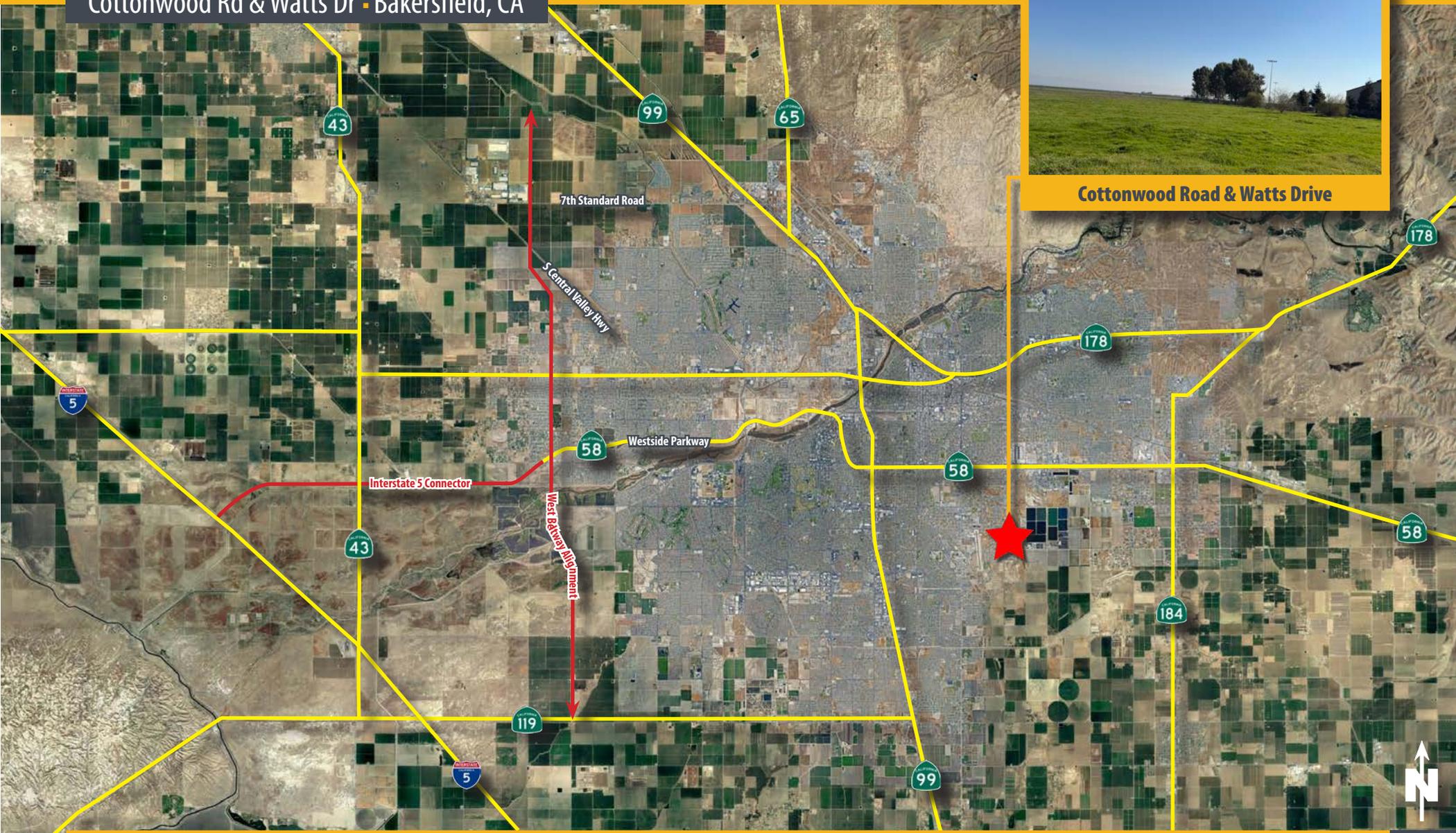
- 170-270-21 & 23

ASSESSORS MAP NO. 170-27
COUNTY OF KERN

Vacant Land Available For Sale

Location Map

Cottonwood Rd & Watts Dr - Bakersfield, CA



Cottonwood Road & Watts Drive