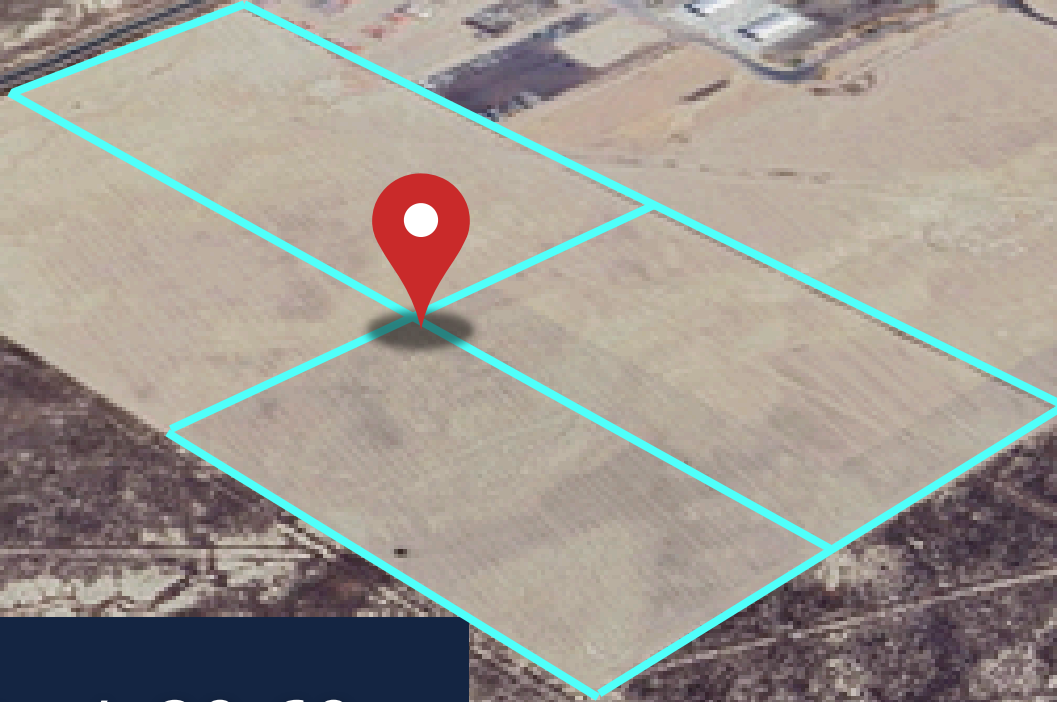


# TAFT HWY APN#184-012-01

Taft Hwy Bakersfield, CA 93311



All or Part +/- 20-60  
Acre Parcels

## PRESENTED BY

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THE **PERALTA** GROUP

# BAKERSFIELD, CALIFORNIA

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Located in the growing outskirts of Bakersfield, this property offers exceptional visibility and accessibility along Highway 119, with close proximity to the heavily traveled Interstate 5 corridor. This prime positioning provides strong exposure to both local and through traffic, making it an ideal opportunity for a variety of commercial or investment uses. The property's strategic access to Interstate 5 allows for efficient transportation and logistics, offering valuable, quick routes for businesses moving goods throughout California. The surrounding area is experiencing significant industrial growth, with a steadily expanding network of distribution centers, manufacturing operations, and logistics facilities. In addition, the site is located in close proximity to several active oilfields, reinforcing its appeal to energy-related and supporting service industries, as well as other industrial users seeking to capitalize on the region's established infrastructure. Bakersfield itself is one of Central California's fastest-growing cities, known for its strong agricultural roots, expanding energy sector, and increasing commercial development. Its strategic location between Los Angeles and Northern California, combined with a business-friendly environment, continues to attract new residents, businesses, and investment opportunities.

# INFORMATION

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Size  
**20-60 Acres**



Listing Price  
**\$1,500,000-\$5,500,000**



Zoning  
**AG.**  
***Pending M2 Zoning***

## DESCRIPTION

Exceptional investment and development opportunity in the growing industrial corridor of Bakersfield. This offering includes (3) 20-acre parcels, providing a rare large-scale footprint ideal for industrial, logistics, manufacturing, or long-term investment use. The property is strategically located in close proximity to Interstate 5, offering excellent regional connectivity for transportation, freight, and distribution access. The area is experiencing significant and ongoing industrialization and commercial expansion, making this a highly desirable location for future growth and development. A zoning change application has been submitted and fully paid, currently pending approval to rezone the property from Agricultural (AG) to M-2 Industrial. Once approved, this change will substantially enhance development potential and align the site with surrounding industrial uses. Application details and supporting documentation are available upon request. Additionally, the existing APN is planned to be subdivided into four separate parcels, offering flexibility for phased development, multiple users, or future resale strategies. Positioned within one of Kern County's most active growth corridors, this site benefits from expanding infrastructure, increasing commercial demand, and proximity to key transportation routes and regional activity hubs. A rare opportunity to secure significant acreage with entitlements in progress in a rapidly developing industrial market.

# HIGHLIGHTS

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## INVESTMENT HIGHLIGHTS

- Prime location in Bakersfield's rapidly expanding industrial corridor.
- ±60 acres total across three 20-acre parcels.
- Ability to purchase parcels individually or in various combinations.
- Utilities available, supporting immediate or future development.
- Close proximity to Interstate 5 for major transportation and logistics access.
- Ideal for industrial, manufacturing, logistics, or distribution uses.
- Zoning change in progress from Agricultural (AG) to M-2 Industrial (application submitted and paid)
- Planned subdivision into four separate parcels for added flexibility.
- Suitable for phased development, multiple users, or investment resale strategies.
- Located in a high-growth area with increasing industrial and commercial demand.
- Strong long-term appreciation potential in an active development corridor.
- Excellent regional connectivity to major Central California markets.

# POINTS OF INTEREST

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# IMAGES

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# AERIAL

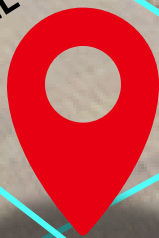


Hwy 119

PARCEL 2

PARCEL 3

PARCEL 4



Enos Lane

24/7 Truck & Trailer Repair

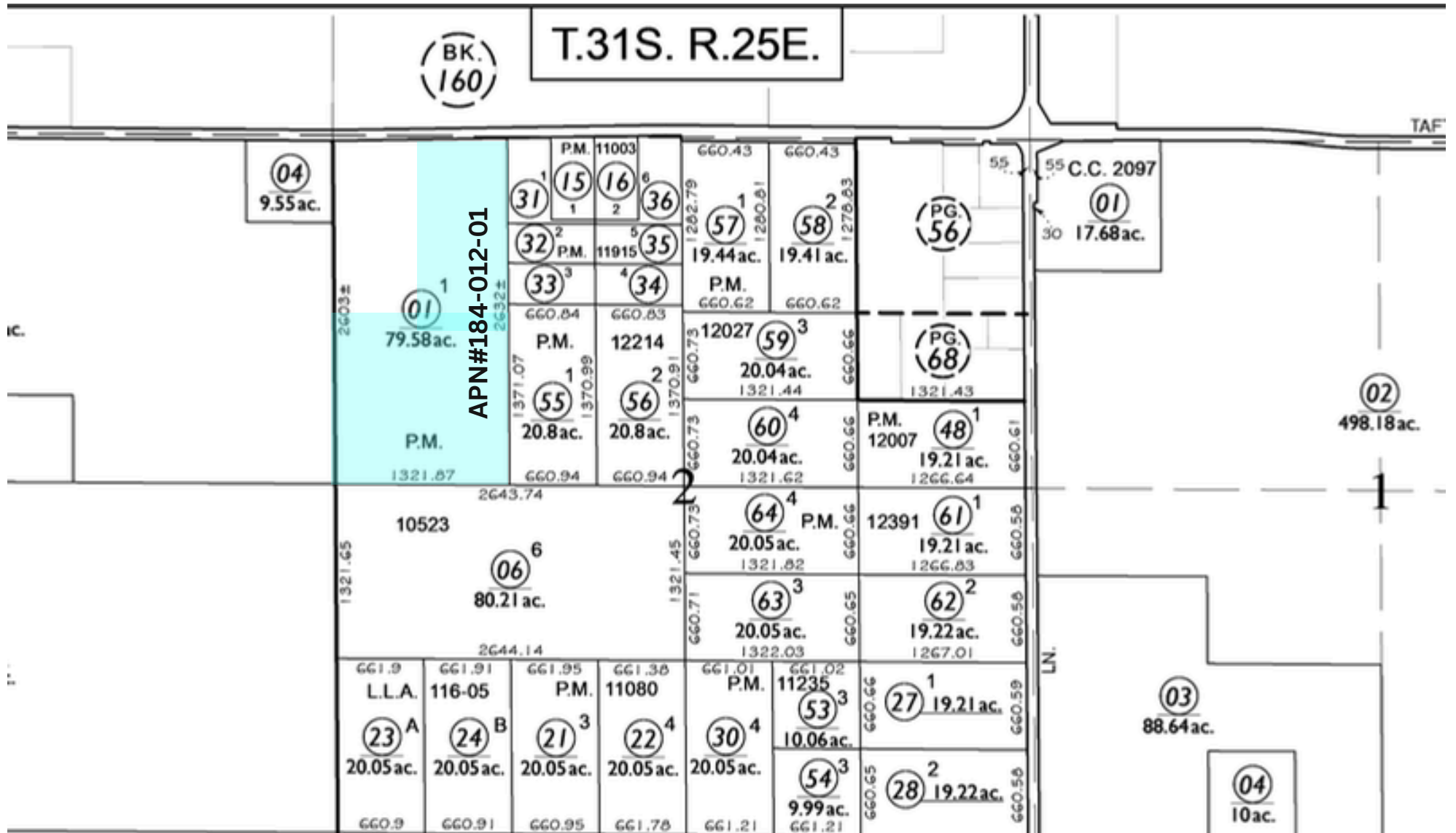


LDR Truck Parks

MICHEL'S



# PARCEL MAP



# TENTATIVE PARCEL MAP

## TENTATIVE PARCEL MAP NO. 12446

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 10523  
RECORDED IN BOOK 49, OF PARCEL MAPS AT PAGES 174-176 IN  
THE OFFICE OF THE KERN COUNTY RECORDER, ALSO BEING A  
PORTION OF THE NW 1/4 OF SECTION 2, T. 31 S., R. 25 E., M. D. M. IN  
THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA.

CONSISTING OF 4 PARCELS CONTAINING 80.19 GROSS ACRES

### BASIS OF BEARING

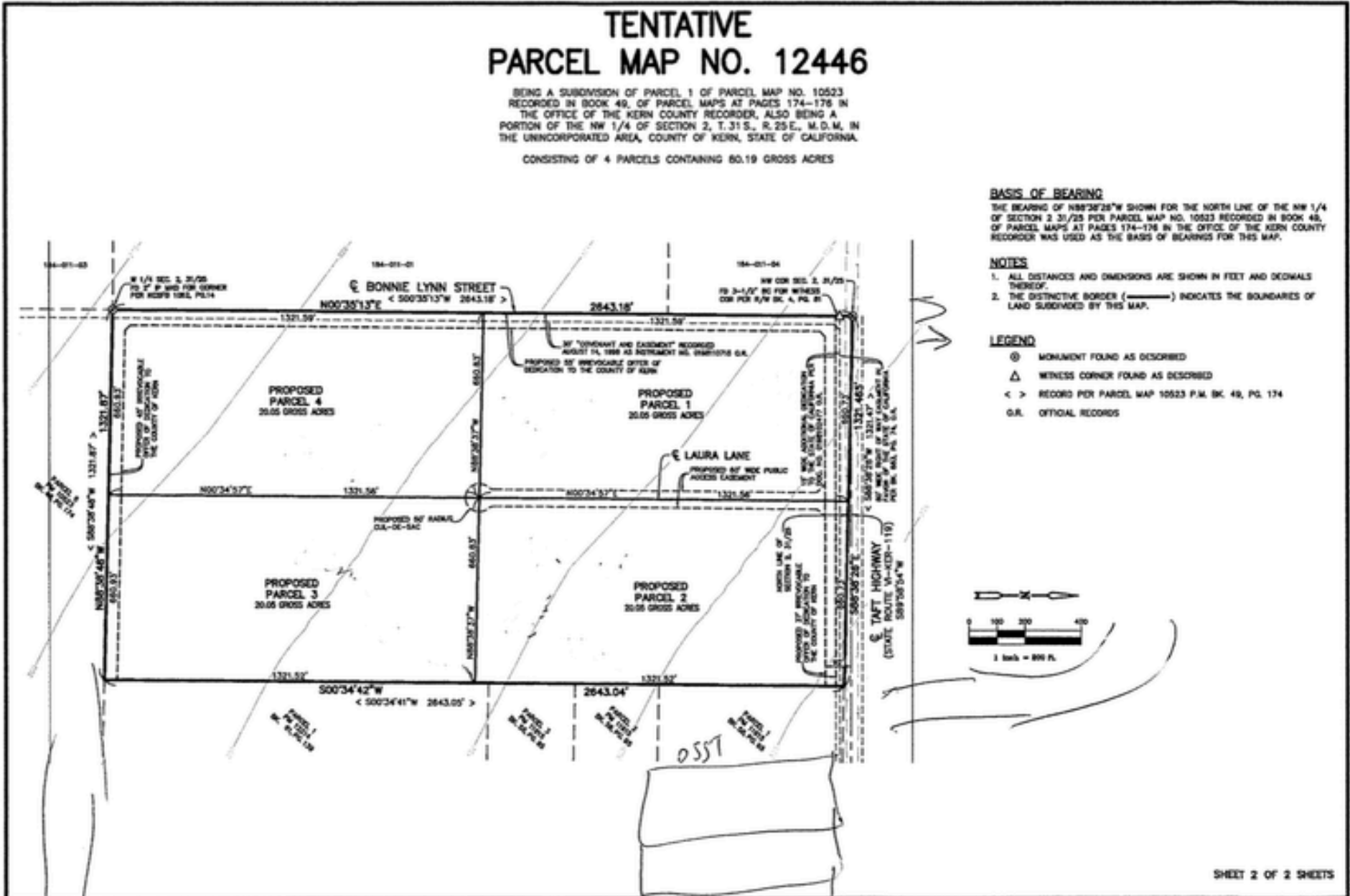
THE BEARING OF  $N88^{\circ}36'25''W$  SHOWN FOR THE NORTH LINE OF THE NW 1/4  
OF SECTION 2 31/25 PER PARCEL MAP NO. 10523 RECORDED IN BOOK 49,  
OF PARCEL MAPS AT PAGES 174-176 IN THE OFFICE OF THE KERN COUNTY  
RECORDER WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

### NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER (---) INDICATES THE BOUNDARIES OF LAND SUBDIVIDED BY THIS MAP.

### LEGEND

- ⊙ MONUMENT FOUND AS DESCRIBED
- △ WITNESS CORNER FOUND AS DESCRIBED
- < > RECORD PER PARCEL MAP 10523 P.M. BK. 49, PG. 174
- O.R. OFFICIAL RECORDS



# AERIAL



Enos Lane

Traffic Count:  
7,800 VPD

Traffic Count:  
46,000 VPD

Hwy 119

Hwy 119



Enos Lane

DISTANCES FROM SUBJECT SITE	
LOCATION	DISTANCE
CA I-5	2.1 Miles/ 3 Min
CA- 99 Highway	13.6 Miles/ 18 Min
Taft, CA	15.8 Miles/ 19 Min
Bakersfield, CA	20.4 Miles/ 25 Min
Grapevine	30.6 Miles/ 28 Min
Tehachapi, CA	59.8 Miles/ 1 Hr
Hard Rock Casino Tejon	24 Miles/ 30 Min





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