

AVAILABLE FOR SALE  
21.34± ACRES

# 9900 PALADINO DRIVE

BAKERSFIELD, CA

**SITE**

**NEWMARK**  
PEARSON COMMERCIAL

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# 9900 PALADINO DRIVE

BAKERSFIELD, CA

## PROPERTY INFORMATION

<b>Availability:</b>	21.34± Acres
<b>Parcel 1:</b>	14.38± Acres
<b>Parcel 2:</b>	6.96± Acres
<b>Zoning:</b>	R-1 ( <i>Single-Unit Dwelling Residential</i> ) with a Low-Density Residential ( <i>LR</i> ) General Plan Designation RS-1
<b>APNs:</b>	386-040-20-00-3 & 386-040-18-00-8 ( <i>Kern County</i> )

### PROPERTY DESCRIPTION

Two separate residential parcels totaling 21.34± acres within Bakersfield city limits, positioned close to one another with only a single intervening parcel in between. Both are zoned R-1 (Single-Unit Dwelling Residential) under the City's Low-Density Residential (LR) General Plan designation, allowing 2.1 to 6 dwelling units per net acre depending on subdivision design.

The location is in the path of growth, surrounded by steady residential development and new subdivisions near Highway 178. With zoning, utilities, and city jurisdiction already in place, the properties are well-suited for a builder or investor looking to move forward with the tract map process and capture Bakersfield's expanding housing demand.

### HIGHLIGHTS

- 21.34± total acres across two separate parcels on Paladino Drive (*near Valley Lane and Vineland Drive*)
- Within Bakersfield city limits
- Density range: 2.1 – 6 units per net acre, depending on subdivision design
- Ready for tract map process with zoning and utilities in place
- Positioned in an area of steady residential growth, with new subdivisions underway near Highway 178
- Strong opportunity for a builder or investor to deliver much-needed housing in a growing Bakersfield submarket



**\$2,350,000.00**  
ASKING PRICE

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## AREA DEMOGRAPHICS

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2030 Projection	5,926	27,334	90,286
	2025 Estimate	5,469	26,781	90,782
	Growth 2025-2030	8.35%	2.06%	-0.55%
	Growth 2020-2025	32.27%	4.27%	0.77%
	Growth 2010-2020	134.69%	25.53%	11.54%
HOUSEHOLD	2030 Projection	1,875	9,059	27,541
	2025 Estimate	1,734	8,886	27,614
	Growth 2025-2030	8.13%	1.94%	-0.26%
	Growth 2020-2025	26.34%	3.03%	0.99%
	Growth 2010-2020	58.42%	15.09%	9.14%
	<i>2025 Est. Average HH Income</i>	\$189,518	\$119,734	\$88,696

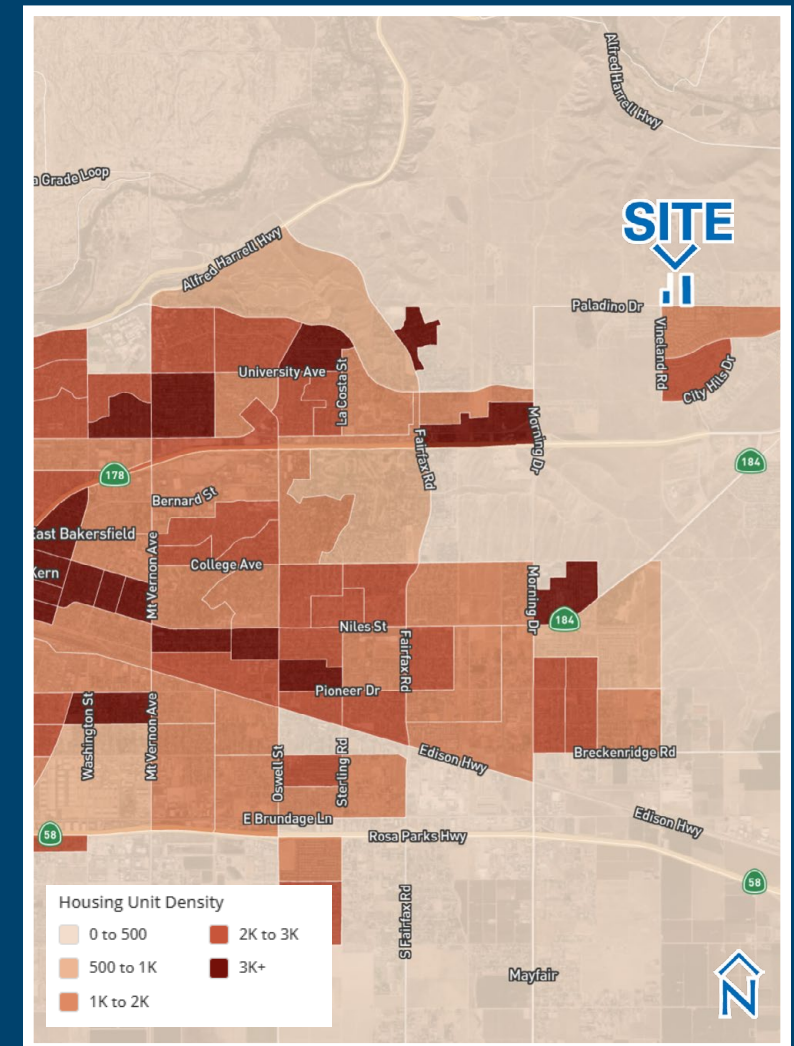
Source: Claritas 2025

### LOCATION DESCRIPTION

Located on Paladino Drive, with one parcel near Valley Lane and the other near Vineland Drive, both sites sit within Bakersfield city limits in an area experiencing steady residential growth and new subdivisions.

### HOUSING UNIT DENSITY

(Within a Three Mile Radius)



Units per sq. Mile, Census Block Groups

Source: Placer AI | STI: Popstats (2021)





*For information, please contact:*

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