



McMurtrey Ave  
 ± 2.18 Acres  
 APN: 482-120-63  
 & 482-120-67



For Sale | \$1,425,000  
 ± 2.18 Acres  
 M-2 PD Land

McMurtrey Ave | Bakersfield, CA

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# Property Overview

The subject property is strategically located just behind the Holiday Inn Express & Suites near Highway 99. The surrounding area is home to a strong mix of industrial and logistics users, making it an ideal location for development. The site is conveniently positioned approximately 2 miles from Meadows Field (BFL) Bakersfield Airport, providing excellent regional access.

## Sales Price:

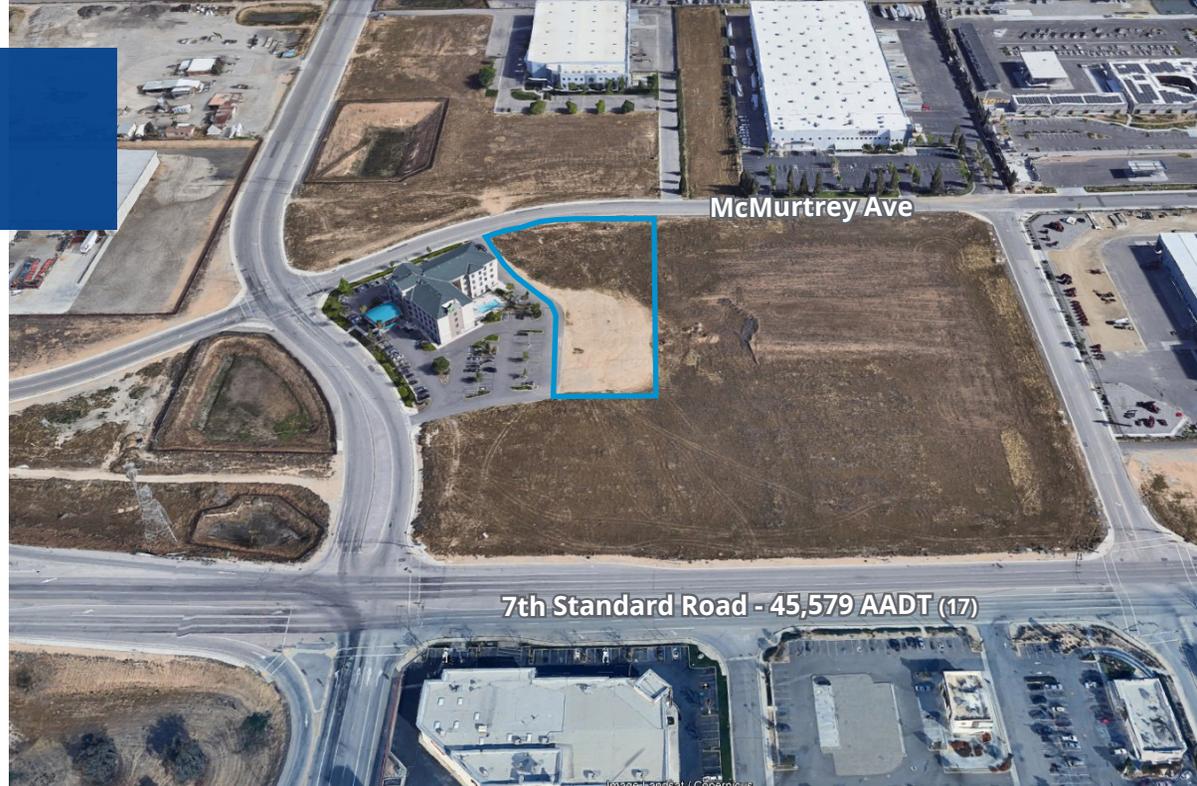
\$1,425,000

## Available:

± 2.18 acres of M-2 PD industrial land

## Property Highlights:

- Prime location with direct access to Highway 99
- Surrounded by established industrial and logistics users
- Area experiencing new commercial and industrial development
- Potential for hotel or related commercial use
- Fully finished lots
- Utilities stubbed to site
- Utilities
  - Water: Oildale Mutual Water Co.
  - Electric: PG&E
  - Gas: SoCal Gas



# Demographics



**Population**  
 1 Mile: 22  
 3 Mile: 46,818  
 5 Mile: 115,726



**Median Age**  
 1 Mile: 38.8  
 3 Mile: 36.6  
 5 Mile: 35.5



**Households**  
 1 Mile: 7  
 3 Mile: 16,504  
 5 Mile: 39,995



**Average HH Income**  
 1 Mile: \$191,035  
 3 Mile: \$119,553  
 5 Mile: \$107,708



**Employees**  
 1 Mile: 4,598  
 3 Mile: 15,128  
 5 Mile: 48,302



**Businesses**  
 1 Mile: 290  
 3 Mile: 1,206  
 5 Mile: 4,415



# KERN COUNTY

At A

# GLANCE

**#2 LARGEST ECONOMY**  
 IN THE SAN JOAQUIN VALLEY

**#1** in Agricultural Production Nationwide

**#3** in Economic Diversity Nationwide **#4** in STEM Jobs Nationwide

**OVER 50** MAJOR DISTRIBUTION CENTERS

**THE ENERGY CAPITAL OF CALIFORNIA**  
 Largest Provider of Oil & Renewable Energy in the State

**75%** **60%**

**#1** Largest Wind Farm in the U.S. **#1** Largest Battery Energy Storage System in the World **#14** Oil-Producing County in the Nation

**OVER 50** WORLD TECH "FIRSTS"  
 NAVAL AIR WEAPONS STATION CHINA LAKE

**1ST** COMMERCIAL SPACE PORT IN U.S. MOJAVE AIR & SPACE PORT AT RUTAN FIELD  
**1ST** SPACE SHUTTLE LANDING EDWARDS AIR FORCE BASE

# Aerial



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