



Colliers

For Sale - City in The Hills

C-2 Zoned Land

2.08 AC with Highway Frontage

10615 Hwy 178 | Bakersfield CA

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Property Information

10615 Highway 178 is located along the highly-traveled Highway 178 just east of the intersection of Highway 184. It is situated in the rapidly growing Northeast Bakersfield with new housing construction and the newly completed highway widening project nearby.

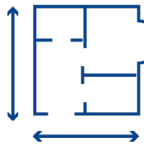
Sales Price:

APN 533-012-30: \$850,000 (\$9.70 PSF)

Highlights:

- \pm 2.08 AC (APN 533-012-30)
- Excellent location along Highway 178
- Adjacent to Tony's Firehouse Grill and Pizza and Mesa Marin Sports Complex
- Approximately 9,424 Active Tentative Tract Lots in the immediate area (2018 City of Bakersfield)
- Estimated Daily Traffic: \pm 32,900 vehicles (2016 Caltrans)

Availability:



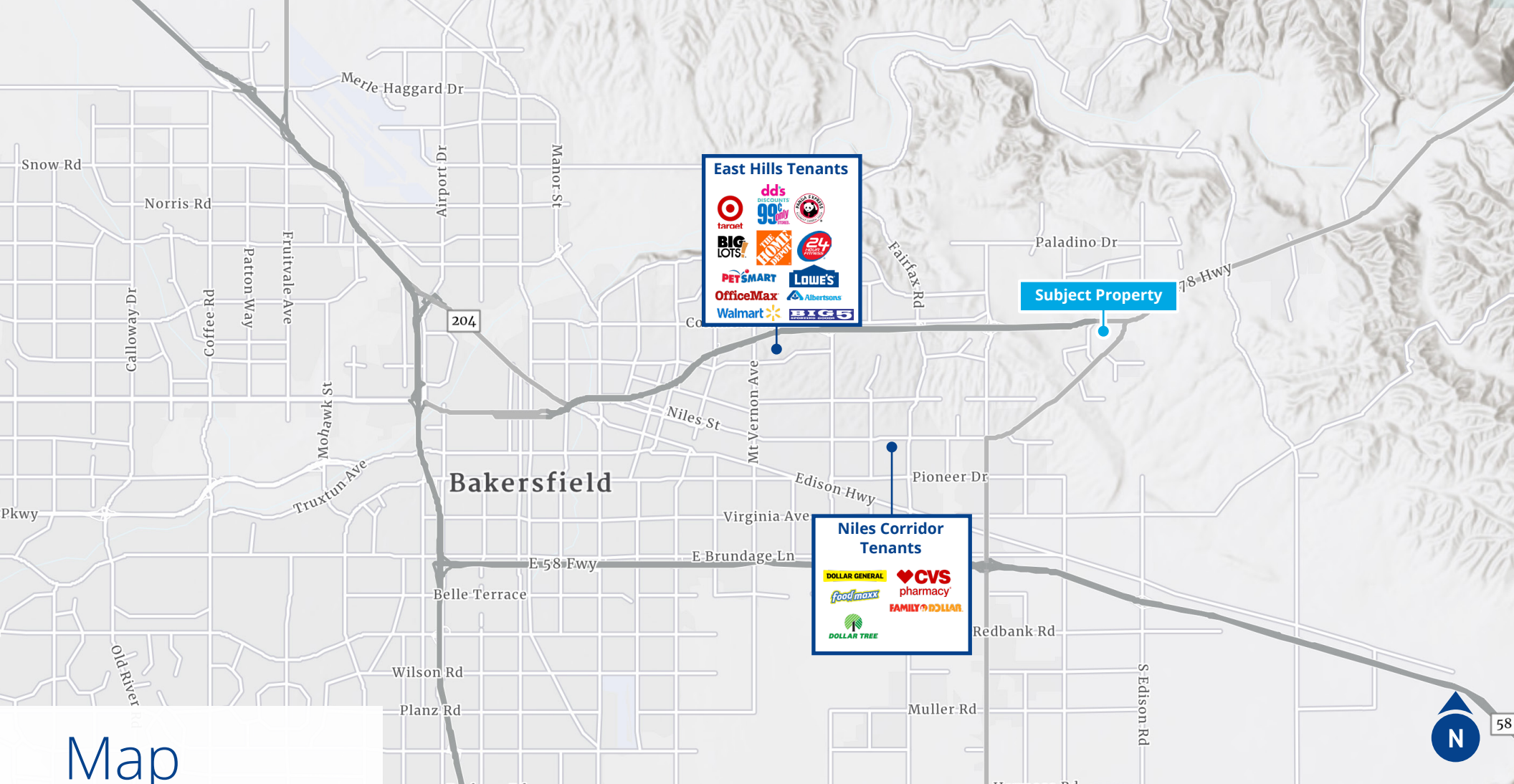
Available for Sale
 \pm 2.08 Acres



Zoning
C-2 in the City of
Bakersfield

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Demographics



Population

1 Mile: 4,701
3 Mile: 33,926
5 Mile: 94,207



Daytime Population

1 Mile: 3,464
3 Mile: 25,551
5 Mile: 81,949



Businesses

1 Mile: 327
3 Mile: 3,030
5 Mile: 19,743



Median Age

1 Mile: 35.7
3 Mile: 34.2
5 Mile: 31.7



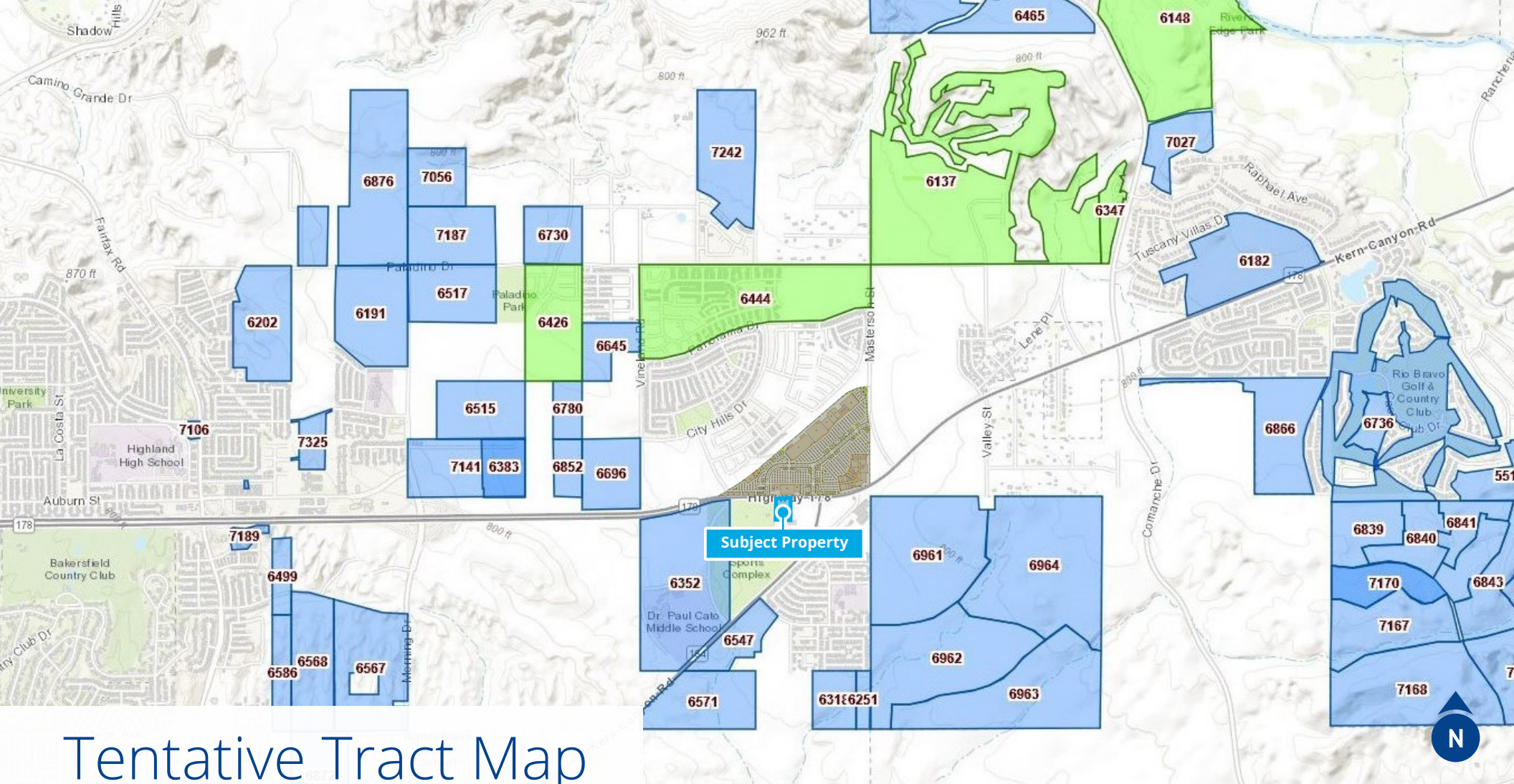
Households

1 Mile: 1,446
3 Mile: 10,715
5 Mile: 28,448



Average HH Income

1 Mile: \$145,108
3 Mile: \$104,978
5 Mile: \$86,805



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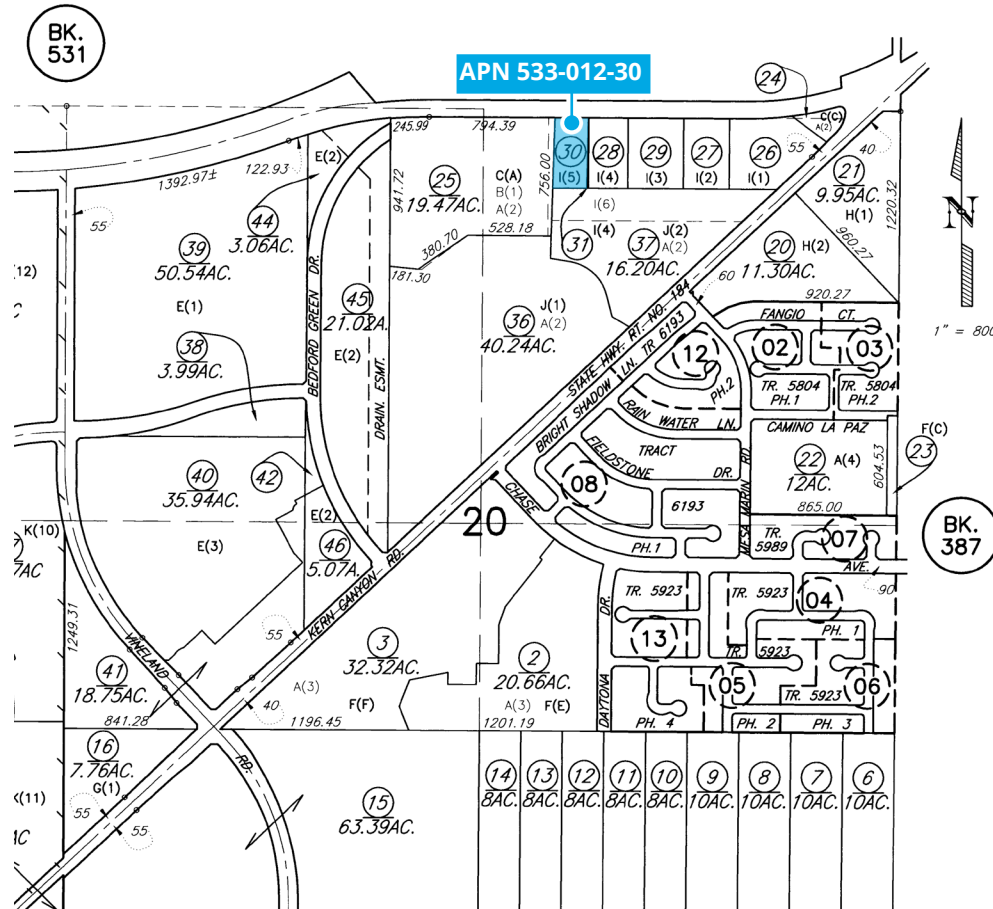


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Accelerating success.

Parcel Map



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