FOR SALE > 6.15 ACRES

MULTI-FAMILY DEVELOPMENT LAND

SEC PANAMA LANE AND WIBLE ROAD, BAKERSFIELD, CA



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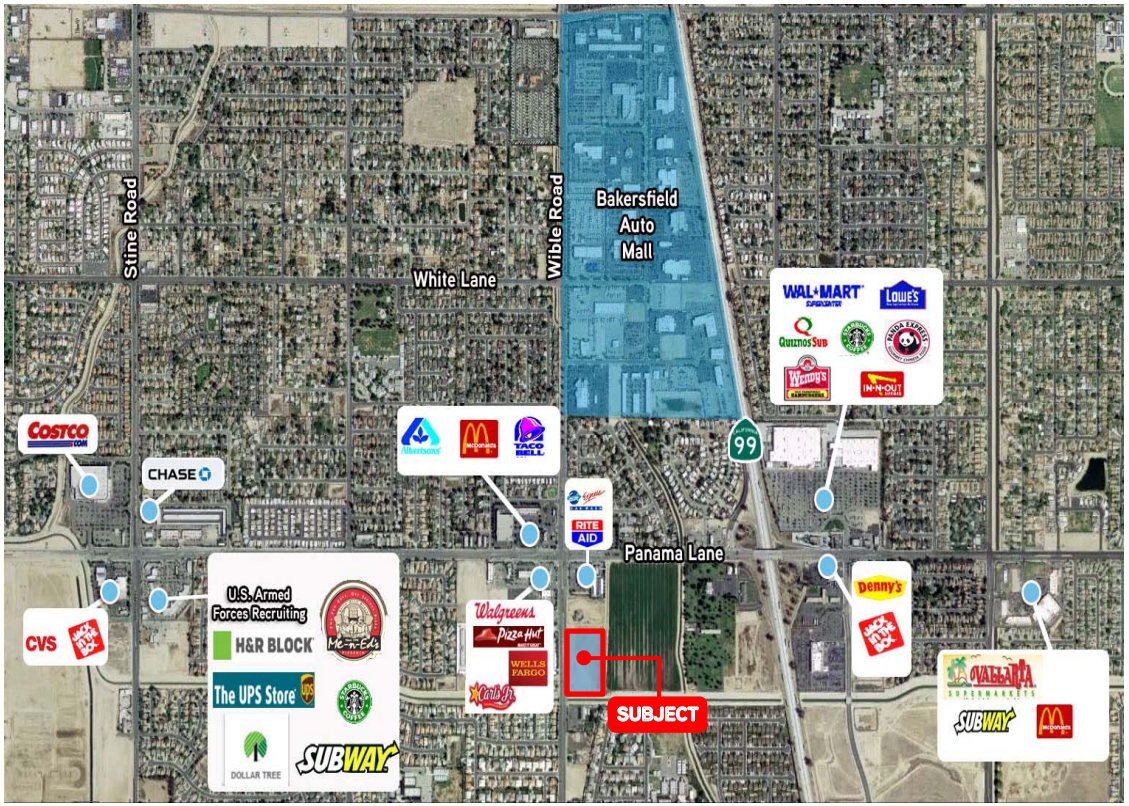
LAND FOR MULTI-FAMILY DEVELOPMENT

Located near the southeast corner of Panama Lane and Wible Road in southwest Bakersfield. The subject land is close to Freeway 99, retail and banking and offers a prime location for multi-family development.

SALE PRICE

$1,607,364 ($6.00/sf)

VICINITY MAP



SITE AMENITIES

- 6.15 acres newly rezoned R-2
- Fast growing area of southwest Bakersfield
- Wide frontage on Wible Road
- Close proximity to Freeway 99

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Establishment	359	2,585	6,565
Employees	3,121	24,831	52,073
Population	19,239	128,633	233,529
Total Households	5,389	36,766	73,111
Average Household Income	$63,457	$58,804	$65,281

Source: Alteryx Demographics 2015(b)

TRAFFIC COUNT

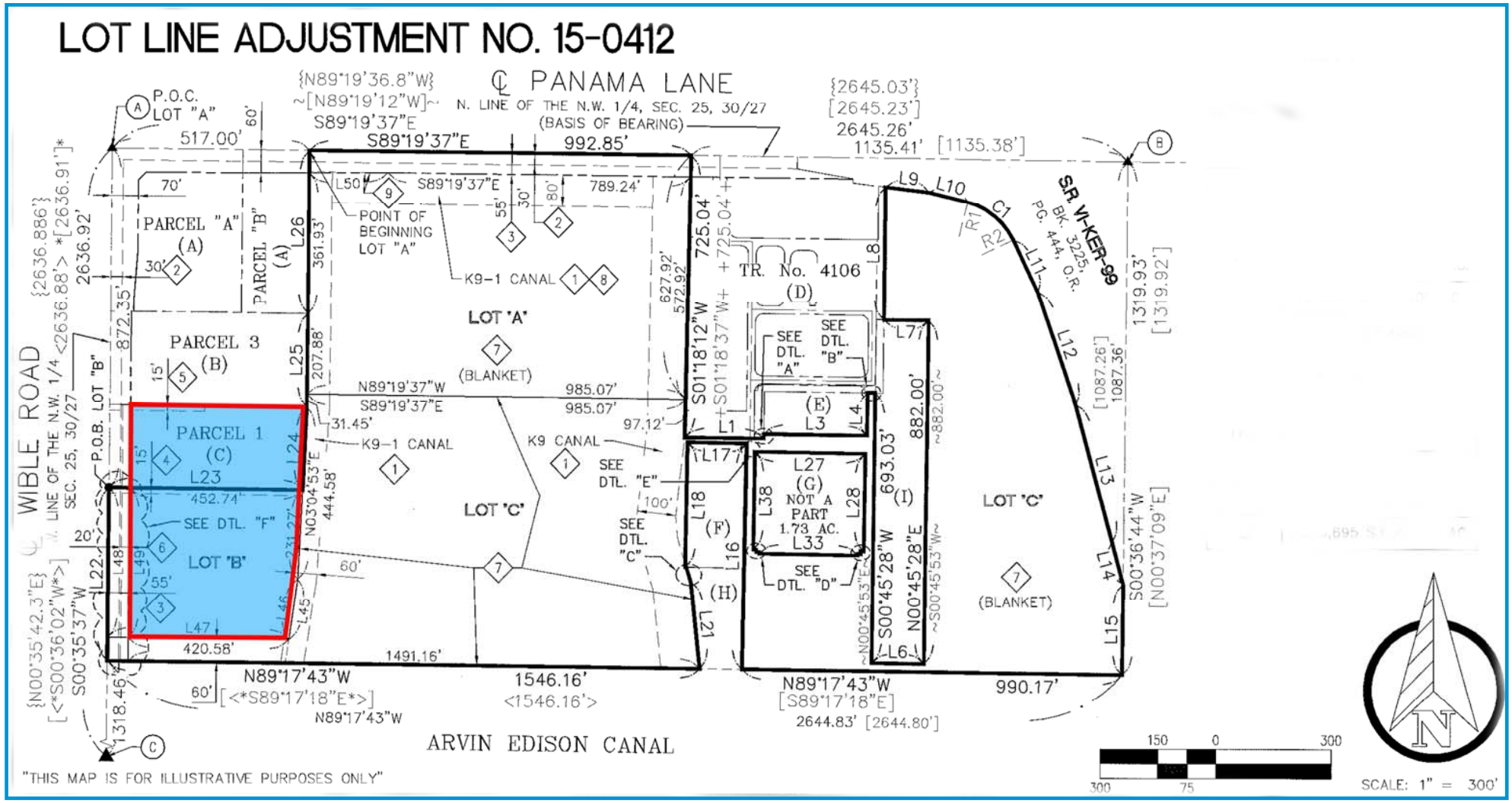
29,278 AADT

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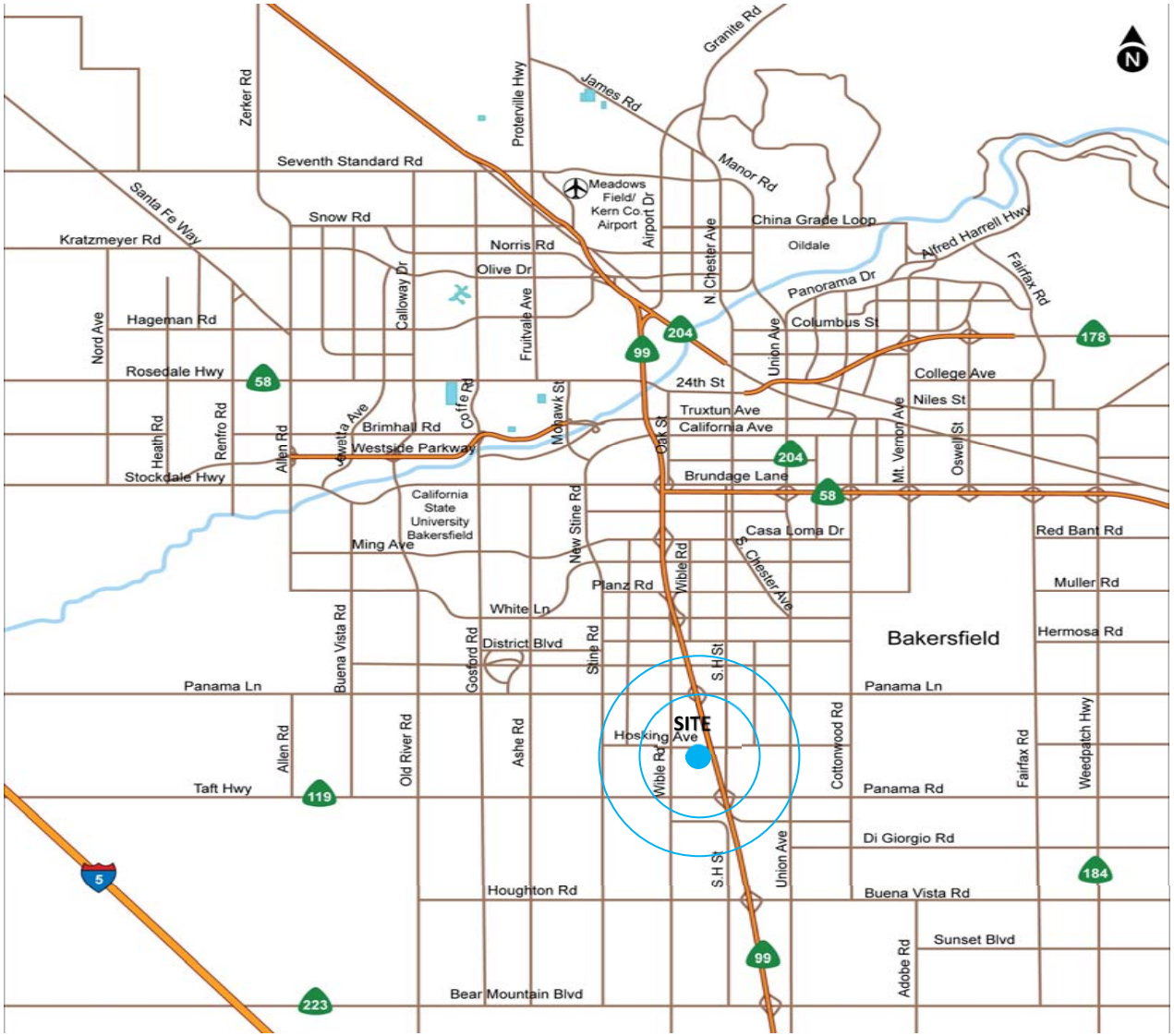
LOT LINE ADJUSTMENT MAP



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