

# COMMERCIAL LAND

6.51 ACRES FOR SALE

8200 Kern Canyon Road, Bakersfield, CA

Colliers  
INTERNATIONAL



## LOCATION

The subject site is a 6.51 acre parcel located at the northeast corner of Kern Canyon Road and Morning Drive. It offers an excellent corner location near planned residential development and Highway 178 access from Morning Drive.

## HIGHLIGHTS

- 6.51 acre fully-improved parcel
- APN 388-071-17
- Zoned C-2 Commercial in the County of Kern
- In proximity to \*NEW\* Highway 178 interchange at Morning Drive
- Traffic Volume 12,925 AADT
- Over **11,000** recorded active tentative tracts planned in Northeast Bakersfield

## SALE PRICE

**\$1,750,000.00**

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	11,439	72,219	140,70
Total Households	3,195	21,316	40,944
Average HH Income	\$56,614	\$62,095	\$56,725

2016 Estimates, Alteryx.com

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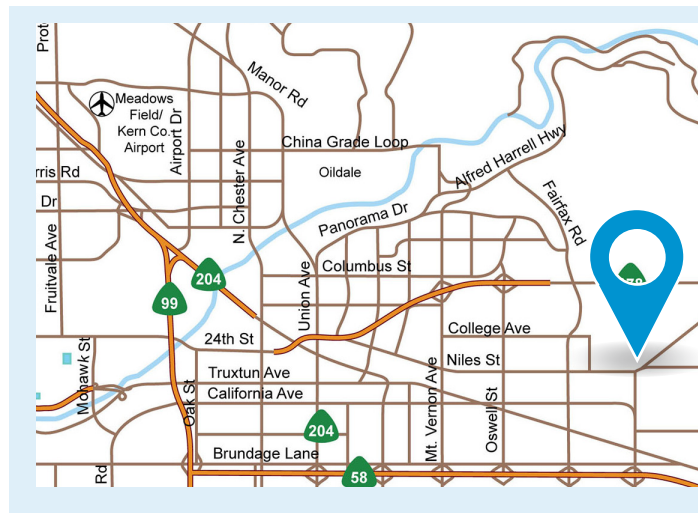
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## SITE DETAILS

Property Address:	8200 Kern Canyon Rd, Bakersfield, California
Site Area:	6.51 Acre Parcel; APN 388-071-17
Site Improvements:	Fully-improved with all utilities stubbed to site
Zoning:	C-2 Commercial in the County of Kern
Sale Price:	\$1,750,000

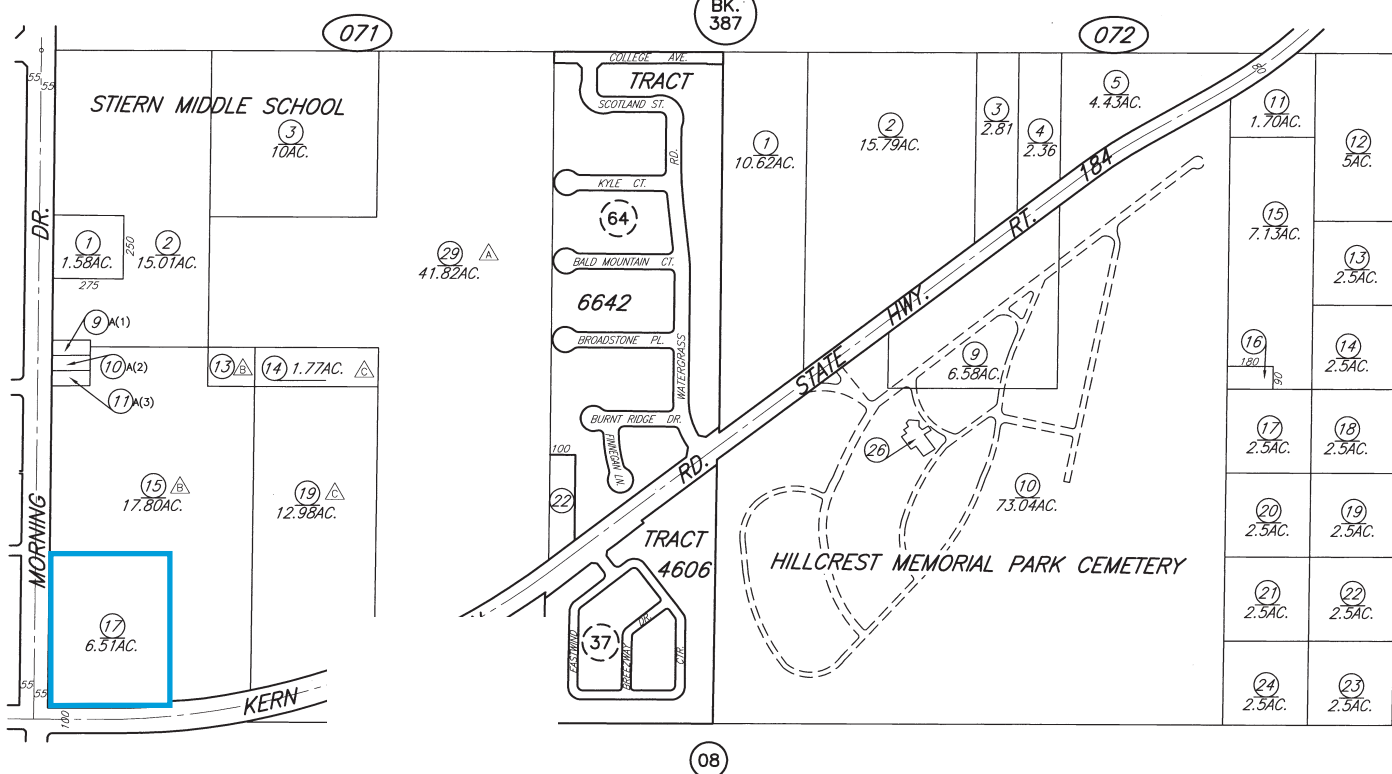


## PARCEL MAP

88-07

N1/2 SEC.30 T.29S. R.29E.

388-07 N



LEGEND	SUBD. KEY	NOTES	DISCLAIMER
REVISED January 15, 2016	REF. SUBD. A. PM 4054 B. PM 8122	△ = For mobilehome APN see pg. 32 △ = For mobilehome APN see pg. 33 △ = For mobilehome APN see pg. 34	This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.
JURISDICTION CITY OF BAKERSFIELD & VICINITY	(LOT DESIGNATIONS IN PARENTHESES)		

ASSESSORS MAP NO. 388-07  
COUNTY OF KERN



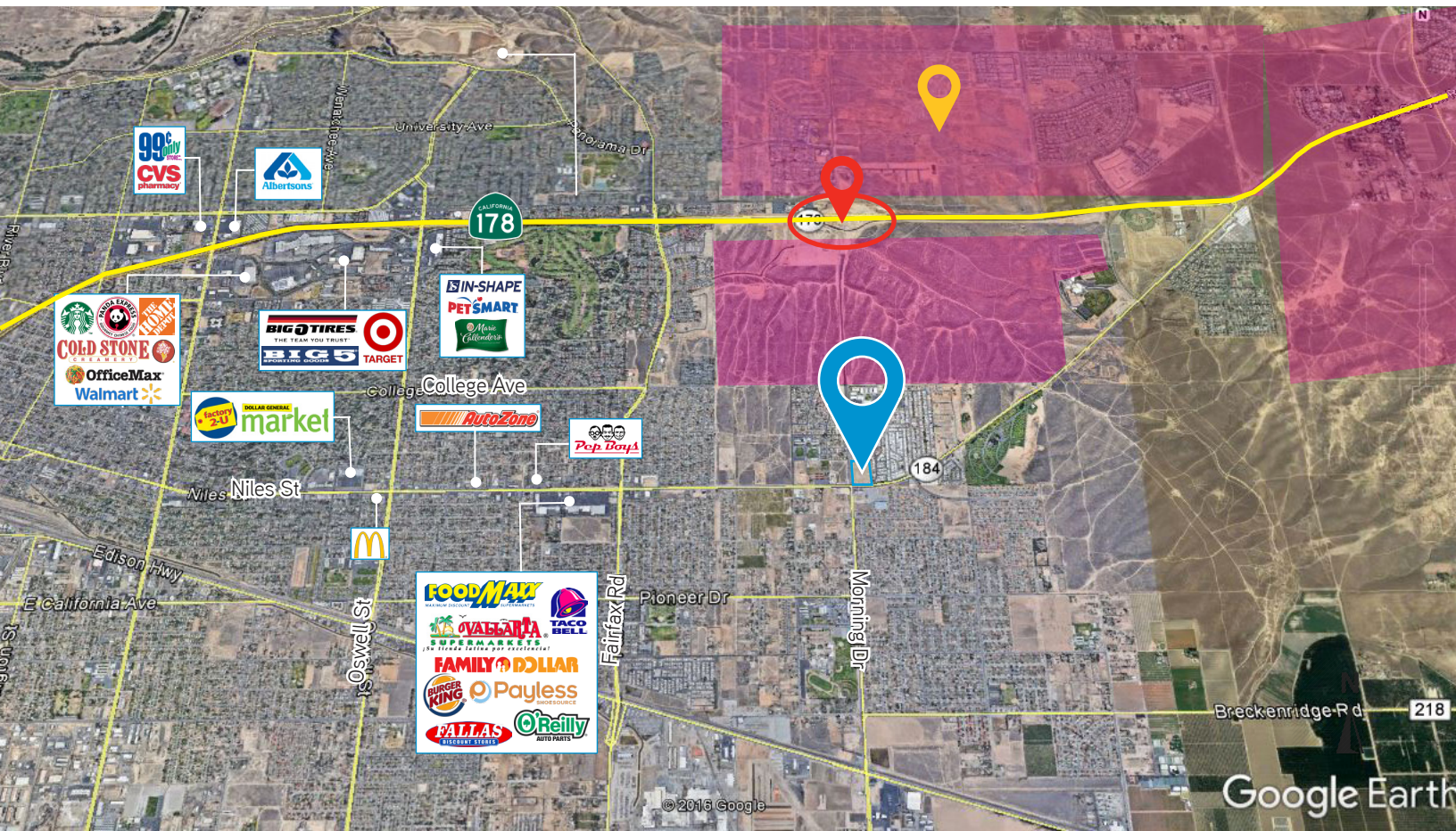
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## AERIAL



 Over +/- 11,000 Active Tentative Tracts

 6.51 acres at the corner of Kern Canyon Rd and Morning Dr

 \*New\* Hwy 178 at Morning Drive Interchange

## Contact Us

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