



KOREK LAND COMPANY, INC.

**Two Ready-To-Go
Commercial Lots**

~4 ACRES (2 PARCELS) COMMERCIAL/MIXED USE
BAKERSFIELD, CA

- LOCATION:** In the SEC of Morning Drive and Hwy 184's busy signalized intersection, Bakersfield area, unincorporated Kern County.
- PARCELS:** **A.** ~2.4 acre (105,415 SF) parcel (APN 388-080-38) fronts Morning Drive adjacent to a new Dollar General store.
B. two-adjoining parcels (APN 388-080-39 & 53 = 1.56 acres) (67,953 SF) front Kern Canyon. Blvd.
- ZONE:** County of Kern C-2 Commercial zone permits a wide range of medical, retail, office and other commercial uses.
BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.
- SITE READY:** Street improvements, curb, gutter, and drainage sump are in. All utilities services are to the site. Storm drainage solution is in place. **This is virtually ready to go!**
- MARKET:** The new Morning Drive/Hwy 178 interchange is open and has increased Morning Drive traffic. Intersection traffic counts are projected to be in the range of 45,000 to 58,000 cars per day. This is a great site for senior care, apartments, medical office, retail, office or exchange/investment.
- A new state-of-the-art medical facility at the Morning Drive/Hwy 178 interchange is open and includes major centers for cancer treatment, surgery, and diagnostic imaging. Reportedly, the hospital spent \$10+ million on roads, utilities, grading and other improvements to augment the Caltrans improvements.
- AGENCY:** The County of Kern is development friendly and ready to assist real estate professionals. Processing times for solid projects are relatively quick.
- PRICE:** Asking \$9.00/SF. Make an offer! Seller is open to Seller Carryback financing proposals.
- CONTACT:** Larry Lynch (CalDRE 01180573) at (818) 787-3077 or larry.lynch@korekland.com for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

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