



KOREK LAND COMPANY, INC.

**EXCELLENT DEVELOPMENT
OPPORTUNITY!**

12± ACRES
COMMERCIAL & RESIDENTIAL
BAKERSFIELD, CA

LOCATION: Southwest corner of the signalized intersection of Hosking and S. Union Avenues in the City of Bakersfield, CA 93307. The subject is located approximately 1.2 miles east of State Highway 99 and the Hosking Avenue exit, adjacent to Golden Valley High School.

APN/SIZE: 517-020-11 = 11.91± acres

TOPO: Flat with ~590' of frontage on Hosking Avenue and ~800' on S. Union Avenue.

ZONE/GP: C-2 ([Regional Commercial](#)) and R-3 ([Multiple Family Dwelling](#)) (not less than 1,250 SF/DU). **GENERAL PLAN/LAND USE:** GC (General Commercial – max 1.0 FAR, 4 stories) and HR (High Density – 17.42 to 72.6 DU/net acre). **BUYER TO VERIFY THAT ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: All utilities are located nearby. **BUYER TO VERIFY AVAILABILITY AND CAPACITY OF UTILITIES FOR BUYER'S INTENDED USE.**

MISC: Approximately 8.14 acres at the corner are zoned Commercial; the remaining 3.78± acres are zoned R-3 (potential for 100± units). The Seller has interest from a C-Store, a major fast-food restaurant, and a Credit Union for portions of the commercially zoned acreage.

PRICE: Asking \$7,782,000 (\$15/SF). Seller will consider selling the commercial portion separate – call for details.

CONTACT: Deanne Boublis – CalDRE #00970999 at deanne.boublis@korekland.com or (661) 755-5420.

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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