



KOREK LAND COMPANY, INC.

**MOTIVATED  
SELLER!**

**UNDER  
\$7,000/ACRE!**

**152± ACRES**  
**CITY OF BAKERSFIELD, CA**

**LOCATION:** Southeast of Kern Canyon Road (Highway 178), west of Camanche Drive in northeast Bakersfield, CA 93306. Subject is located approximately 8-miles northeast of downtown Bakersfield between the communities of City in the Hills, Mountain Meadows and Rio Bravo.

**APN/SIZE:** 387-050-32 = 152.14± acres

**TOPO:** Rolling to hilly. Chase Avenue to the west is planned to bisect the property in the future.

**ZONE:** R-1/PUD and R-2/PUD in the southeast and southwest portions. The PUD (Planned Unit Development) Overlay requires the developer to submit precise plans (site plan, typical floorplans and elevations) of the homes/structures to be processed through a public hearing (about a 4-6 months process). **GENERAL PLAN:** LR (Low Density Residential); LMR (Low Medium Density Residential); and HMR (High Medium Density Residential) [Land Use Link](#).

**BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.**

**UTILITIES:** Buyer to determine.

**HISTORY:** The subject property was part of the master planned project known as [Riverview Development](#) which was approved for 3181 dwelling units (mix of single and multiple family units). Vesting Tentative Tract Map [6964](#) for 579 units on 192.31- acres, including this 152-acres, was approved 2007. This VTTM along with the Riverview Development master plan, has since expired and a new development application will be required (subdivision and PUD plans).

**PRICE:** **MAJOR PRICE REDUCTION! Now only \$995,000!** Asking ~~\$2,400,000~~ — under ~~\$16,000/acre!~~

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**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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