

INVESTMENT OPPORTUNITY

PRIME RESIDENTIAL DEVELOPMENT LAND IN BAKERSFIELD, CA

FOR SALE

THE ASSET

59.84 acres, comprised of three contiguous parcels (~20 acres each.)

- **APN 184-260-23**
Zoned R1 (Single-Family Residential)
- **APN 184-260-24**
Zoned R1 (Single-Family Residential)
- **APN 184-260-29**
Zoned R1 and R3 (Single-Family Residential + Multi-Family Residential)

Currently open ground under lease to Grimmway Farms.

Strategically located within **Bakersfield's** newly expanded city limits (annexed June 2025), the property is poised for immediate development positioning.



COLDWELL BANKER
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REALTORS®

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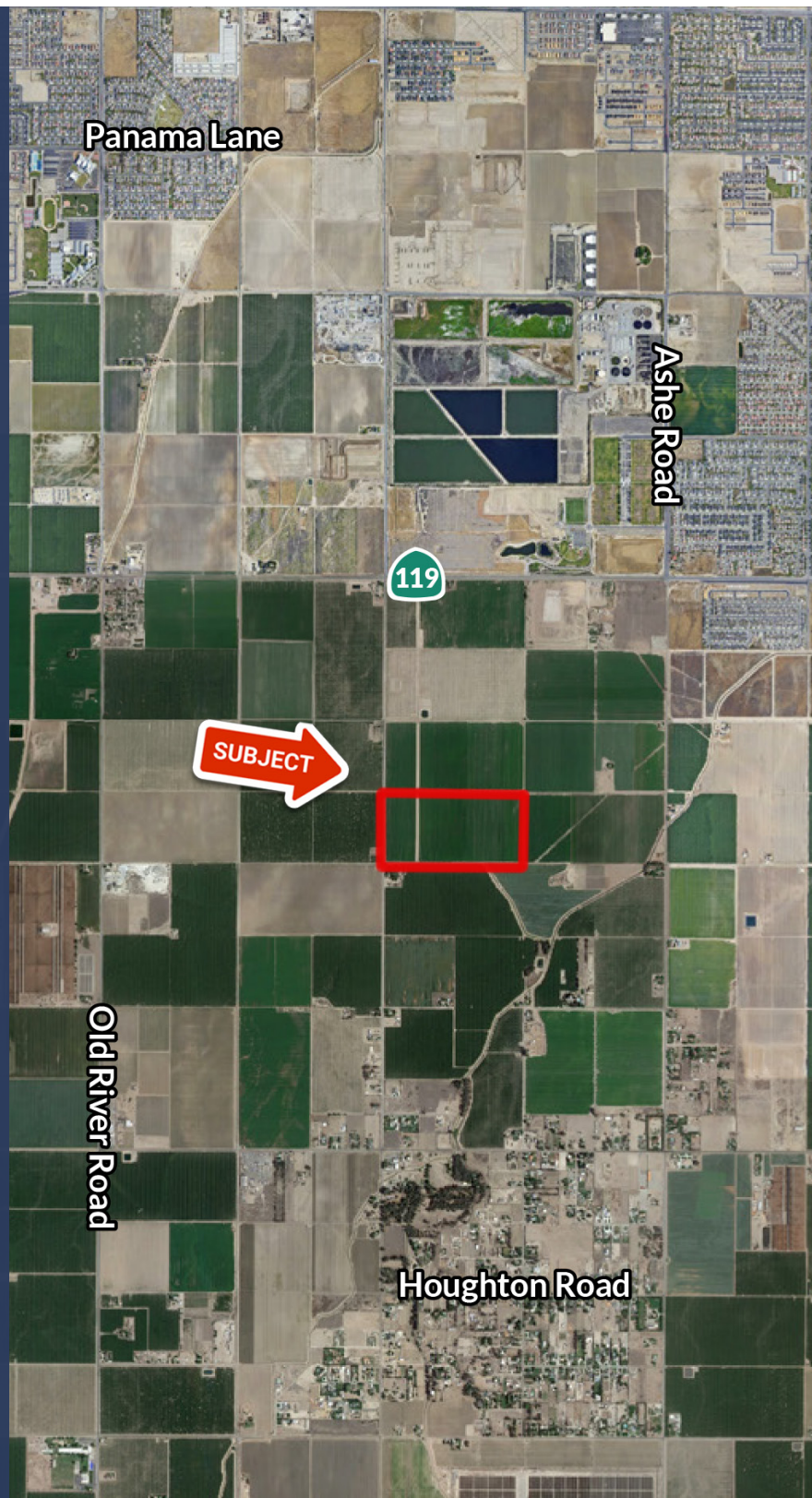
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KEY HIGHLIGHTS

- **Proposed Zoning:**
R1 (single-family and R3 (multi-family) allows for diverse residential product mix from single-family homes to high-density apartments.
- **Water Access:**
Existing private well + Kern Delta Water District connection
- **Utilities:**
Adjacent land (in escrow with a national builder) will bring full utilities to the lot line - minimizing infrastructure costs
- **Proven Location:**
Surrounded by successful residential projects and in the growth path of Bakersfield's housing expansion, ensuring strong absorption rates
- **Size & Flexibility:**
Nearly 60 acres, offering potential for master-planned community design or divisible for phased development or sale to multiple builders



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THE MARKET ADVANTAGE

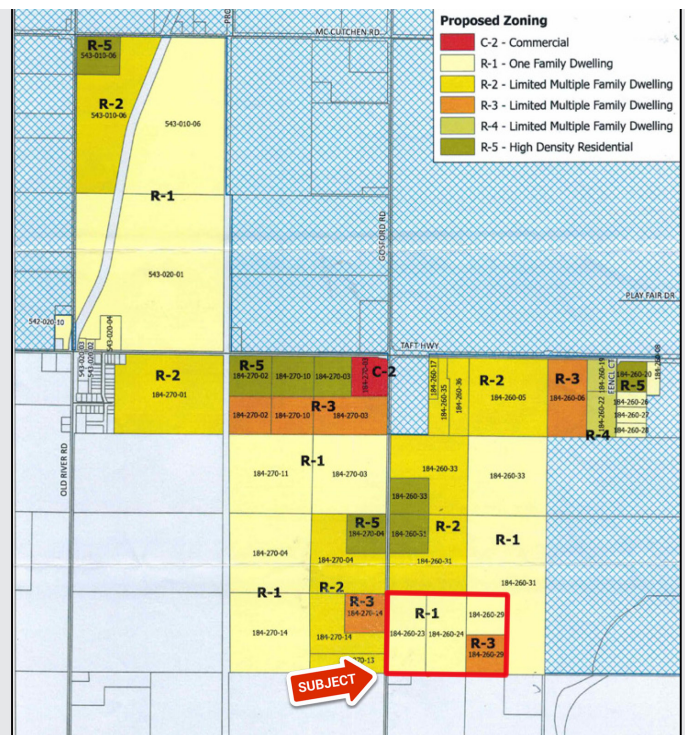
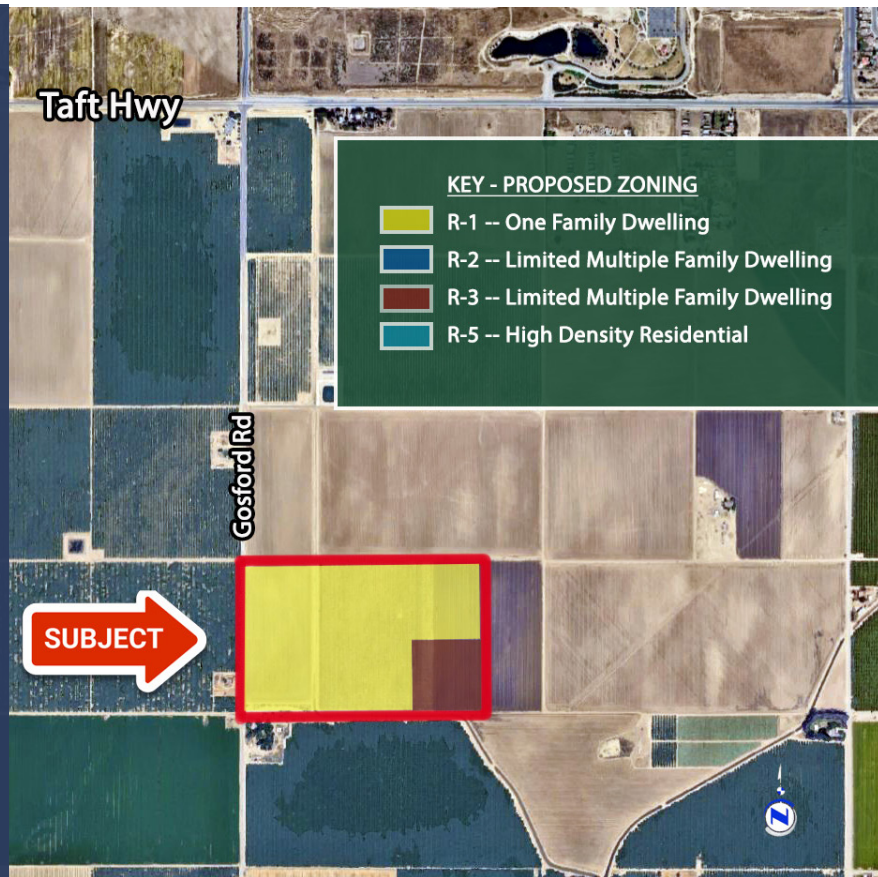
- **Housing Demand:**
Bakersfield continues to be one of California's fastest-growing and most affordable housing markets, with strong in-migration, job growth, and a shortage of both entry-level and multi-family housing
- **Builder Confidence:**
Adjacent land already committed to a national home builder, confirms market confidence and infrastructure readiness

INVESTMENT UPSIDE

- Develop as a master-planned residential community
- Sell individual parcels to national/regional builders at premium prices
- Potential for joint ventures with established developers in the area
- Execute a joint venture for a master-planned community with mixed residential density

OFFERING

Seeking capital partners to participate in acquisition, entitlement, and/or horizontal development. This is a rare opportunity to control a large-scale, utility-ready residential site in one of California's most builder-friendly cities.



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