



# COMMERCIAL LAND AVAILABLE RETAIL DEVELOPMENT

NWC PANAMA LANE & OLD RIVER ROAD ■ BAKERSFIELD, CA

## PROPERTY HIGHLIGHTS

- Great corner - Best neighborhood site in far southwest
- New construction surrounding site
- National home builders in trade area: Lennar, Centex, Standard Pacific Homes and more
- Over 5,000 new homes scheduled for construction
- C-2, City of Bakersfield zoning
- Traffic Count: 15,560± AADT



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## HOUSING STUDY AERIAL



**MCALLISTER RANCH  
MASTER PLANNED**  
 VTTM 6815 - 170 Lots  
 VTTM 6827 - 174 Lots  
 VTTM 6816 - 183 Lots  
 VTTM 6826 - 135 Lots  
 VTTM 6706 - 16 Lots  
 VTTM 7015 - 103 Lots  
 VTTM 7016 - 89 Lots  
 VTTM 7017 - 119 Lots  
 VTTM 7018 - 104 Lots  
 VTTM 7019 - 122 Lots  
 VTTM 7020 - 209 Lots  
**Total - 1,424 Lots**