

**PRICE  
REDUCTION**



### Property Features

- **Property Overview:** The property consists of four parcels totaling 96.41 acres. The site is fully entitled with a total of 412 single family lots.
- **Location:** The property is located in a growth area of Southeast Bakersfield adjacent to Mira Monte High School on South Fairfax Road.
- **Zoning:** R-1
- **Topography:** The site is relatively flat and ready for development.
- **Property Condition:** The property is currently being farmed and is unimproved.
- **Asking Price:** \$12,999 per buildable lot.

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# R-1 Property For Sale

S Fairfax Road & Redbank Rd ■ Bakersfield, Ca

## Property Information & Parcel 1

### Utility Providers

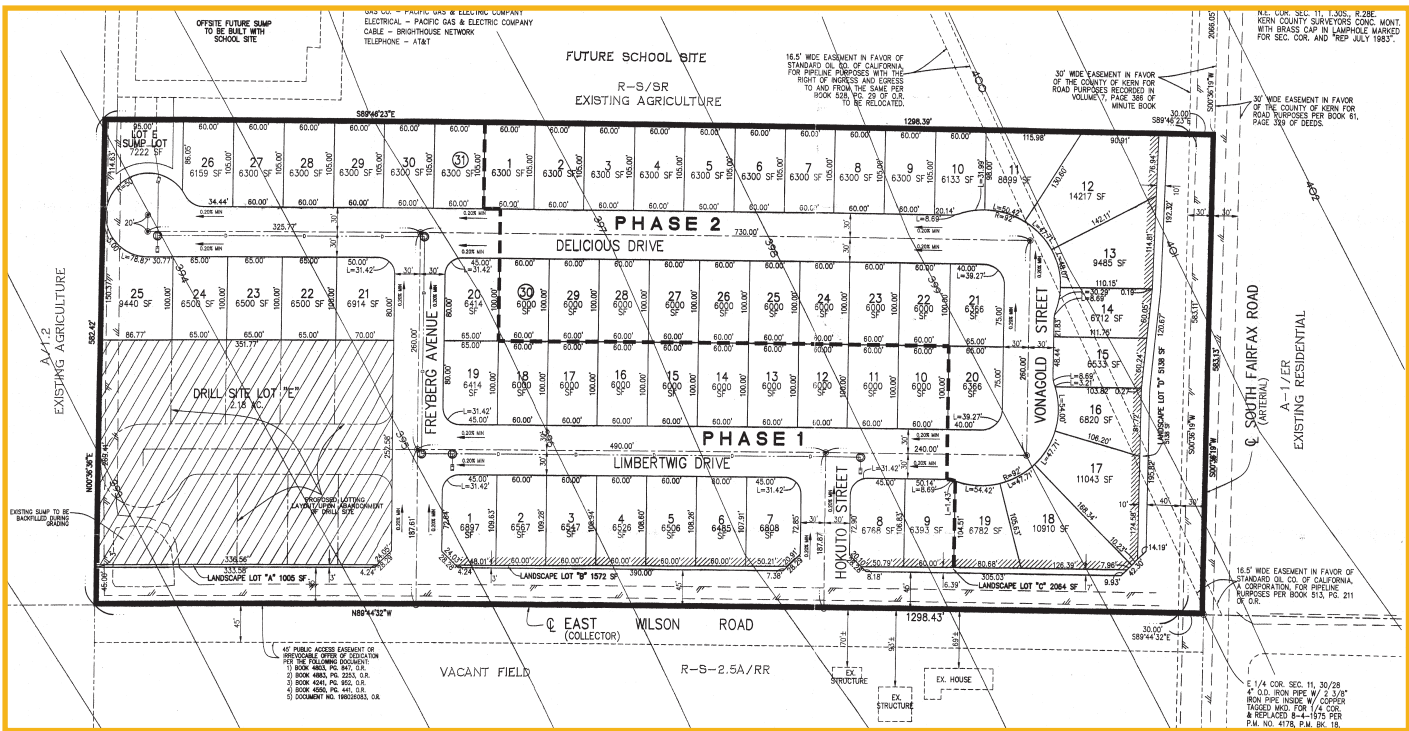
- **Sewer:** East Niles Community Service District
- **Water:** East Niles Community Service District
- **Gas Co:** Pacific Gas & Electric
- **Electric:** Pacific Gas & Electric
- **Cable:** Brighthouse Networks
- **Telephone:** AT&T

### School Districts

- Kern High School District
  - Mira Monte High School
  - Fairfax Middle School
  - Shirley Lane Elementary School
- \*All schools are within walking distance.*

### Comments

- The property can be purchased in its entirety or as individual maps.
- It can be purchased solely as vested tentative maps or fully engineered at an additional cost.
- The engineer of record is McIntosh & Associates.
- All maps have vested fees.



### Parcel 1

**Site:** 17.77 Acres  
**APN:** 173-240-17  
**Lots:** 61 Buildable

**Location:**

NWC Of South Fairfax And East Wilson Road

**Vesting Tentative Map:** #6902

**Lot Size:**

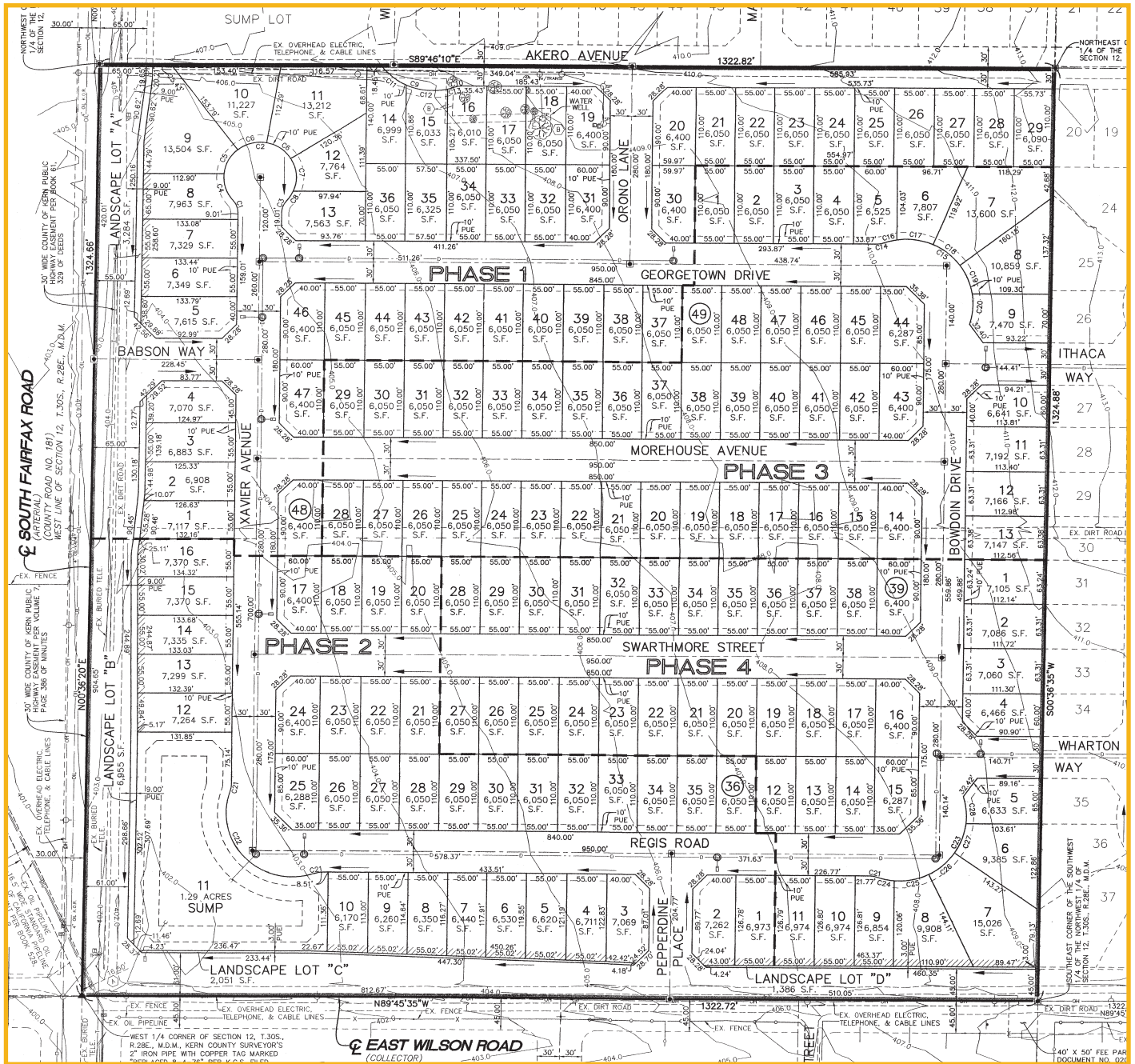
6,000 SF Minimum

• Plans deemed to be accurate, but not guaranteed. Plans not to scale.

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## Parcel 2



### PARCEL 2

Site: 40.23 Acres  
 APN: 173-260-03  
 Lots: 171 Buildable

Location: NEC Of S. Fairfax And East Wilson Road  
 Vesting Tentative Map: #7152  
 Lot Size: 6,000 SF Minimum

Plans deemed to be accurate, but not guaranteed. Plans not to scale.



