

AVAILABLE FOR SALE
7.32± ACRES HIGHWAY COMMERCIAL LAND

NWC OF TAFT HIGHWAY & WIBLE ROAD

BAKERSFIELD, CA

SUBJECT
7.32 AC

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NWC OF TAFT HIGHWAY & WIBLE ROAD

BAKERSFIELD, CA

PROPERTY INFORMATION

Property Description:

The subject property is 7.32± acres located at the northwest corner of Taft Hwy and Wible Rd. This signalized intersection carries 40,145± cars per day and is located a half- mile west of Freeway 99.

Property Highlights:

This property has a zoning of C-2 (*General Commercial*) which allows for a wide variety of permitted commercial uses.

Available Land: 7.32± acres

APN: 514-020-16-00-9

Sale Price: Please contact agent for more information.

DEMOGRAPHICS		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2031 Projection	10,689	84,181	179,572
	2026 Estimate	10,348	81,887	177,381
	Growth 2026-2031	3.29%	2.80%	1.24%
	Growth 2020-2026	3.73%	7.43%	4.10%
	Growth 2010-2020	32.30%	31.55%	15.32%
HOUSEHOLD	2031 Projection	2,723	22,285	51,854
	2026 Estimate	2,636	21,681	51,148
	Growth 2026-2031	3.30%	2.78%	1.38%
	Growth 2020-2026	3.90%	6.87%	4.15%
	Growth 2010-2020	25.40%	23.54%	13.57%
2026 Est. Average HH Income		\$133,817	\$112,657	\$100,600

Source: Claritas 2026

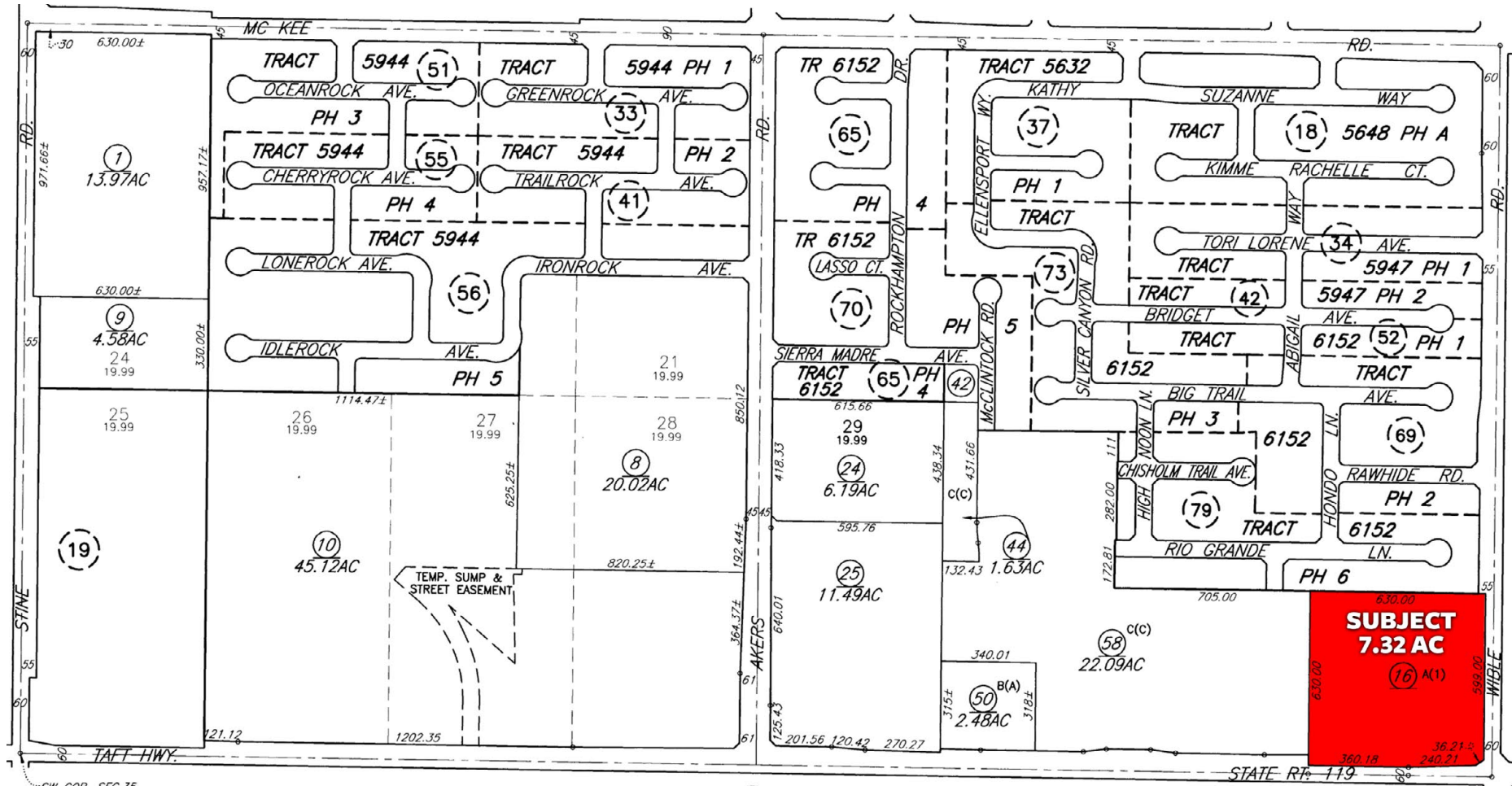


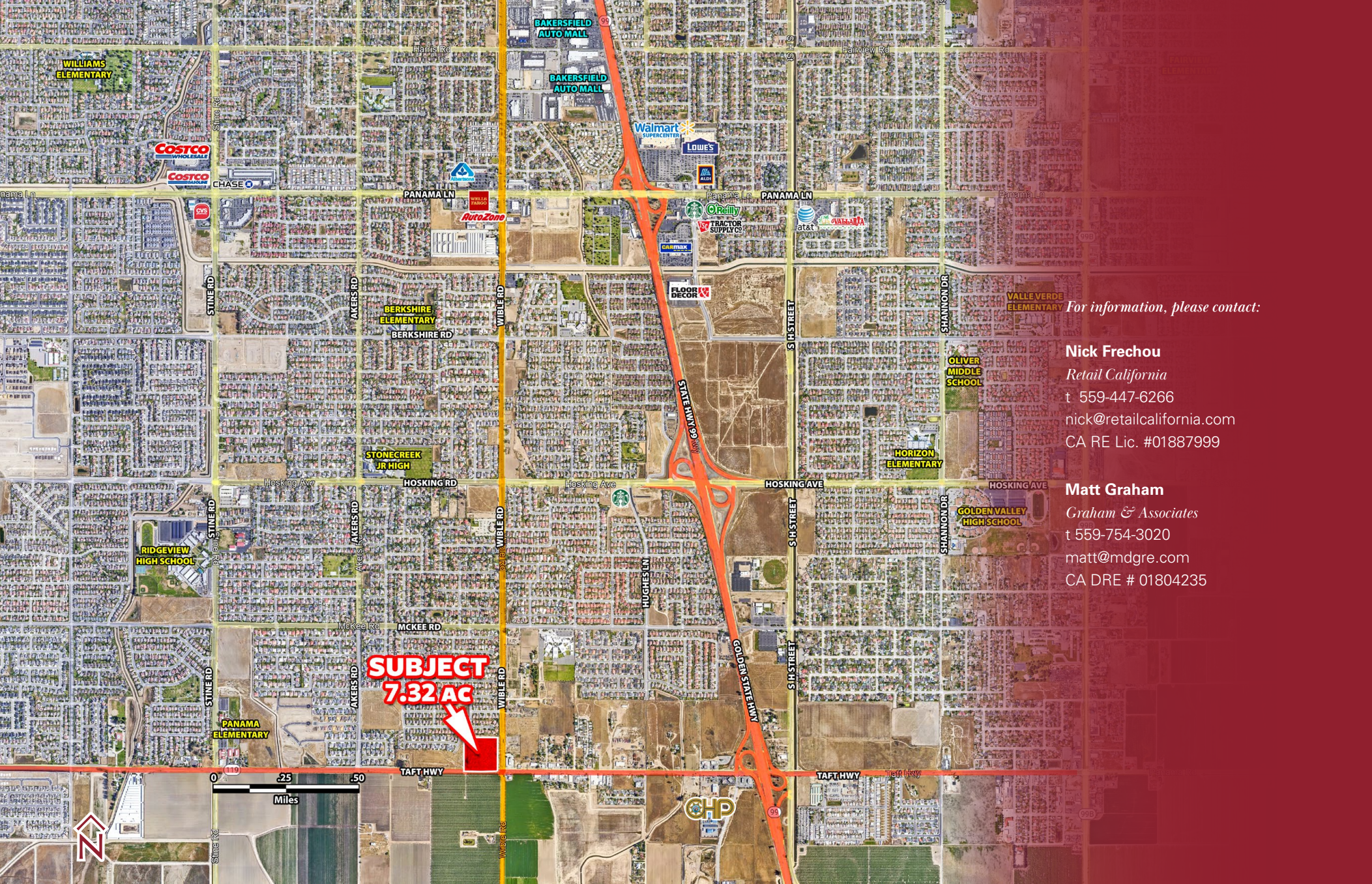
TRAFFIC COUNTS

41,644± ADT

Taft Highway at Wible Road
(Intersection)

Source: Kalibrate TrafficMetrix 2026





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