



**FOR SALE**  
**19.54 +/- Acres of Vacant Land**  
**Merced Avenue and East of Highway 99**





## DESCRIPTION

19.54 +/- acres of vacant land on Merced Ave less than one-half (1/2) of a mile to the east of the on-ramp and off-ramp for Highway 99. Property is located adjacent to the City Limits of Shafter next to a collection of commercial zoned parcels near the Flying J Travel Center at 17047 Zachary Ave, Bakersfield CA 93308 which also includes retail locations such as Jack in the Box, Taco Bell, and Starbucks!... Great opportunity for future commercial development!

## LEGAL

Kern County Assessor Parcel Number: 073-290-28; Parcel 8 of Parcel Map 9168; Portion of SW 1/4 of Section 33; Township 27 South; Range 26 East; MMB&D. Property is zoned A - Agriculture.

## PRICE/TERMS

\$1,702,325.00 (\$2.00 per square foot)

