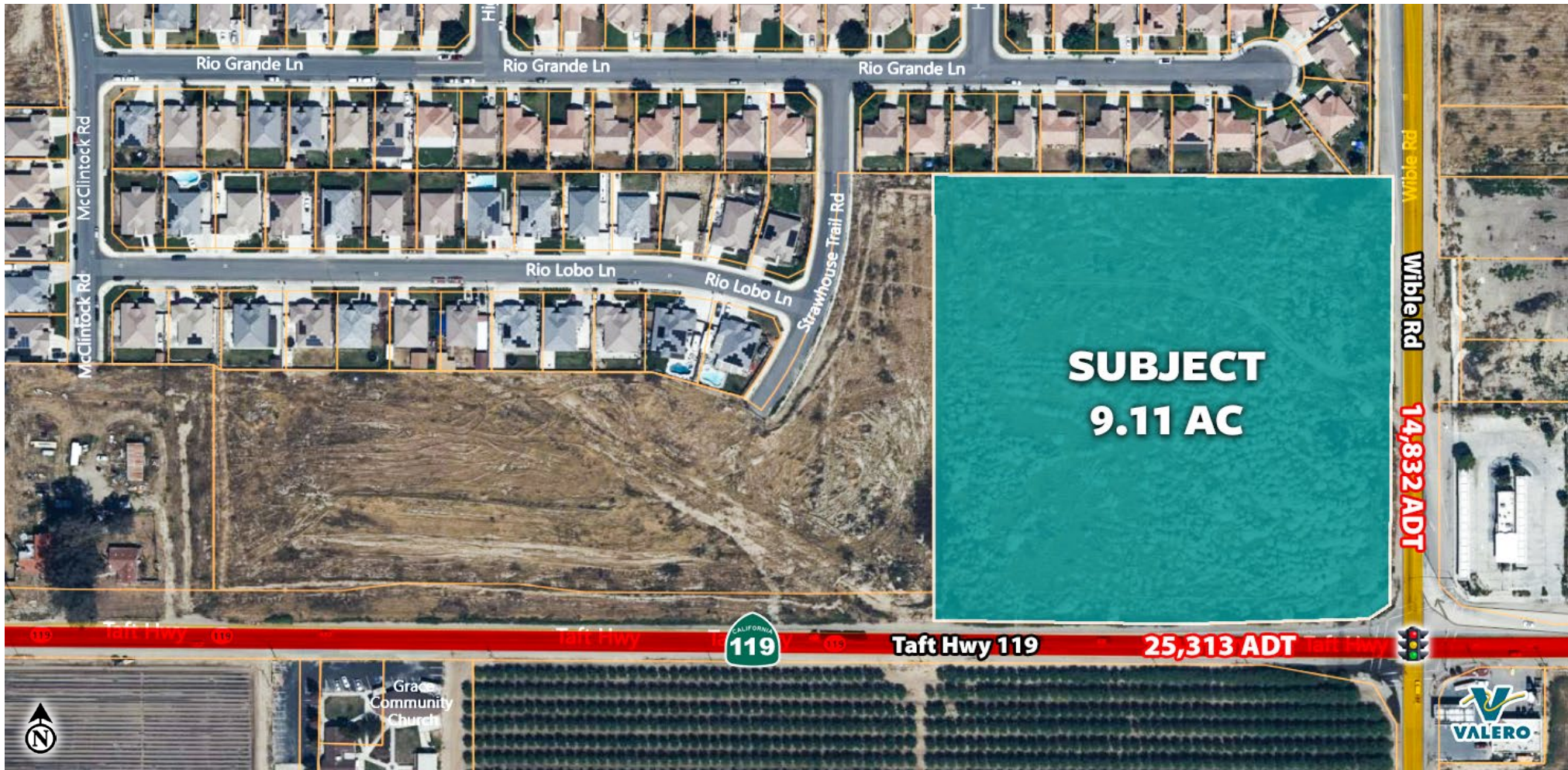


9601 WIBLE ROAD

9.11± ACRES HIGHWAY COMMERCIAL LAND FOR SALE

NWC OF STATE ROUTE 119 (TAFT HWY) & WIBLE ROAD · BAKERSFIELD, CA 93313-9742



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Property Description:

The subject property is 9.11± 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: 9.11 acres

APN: 514-020-16-00-9

Sale Price: Please contact agent for more information.

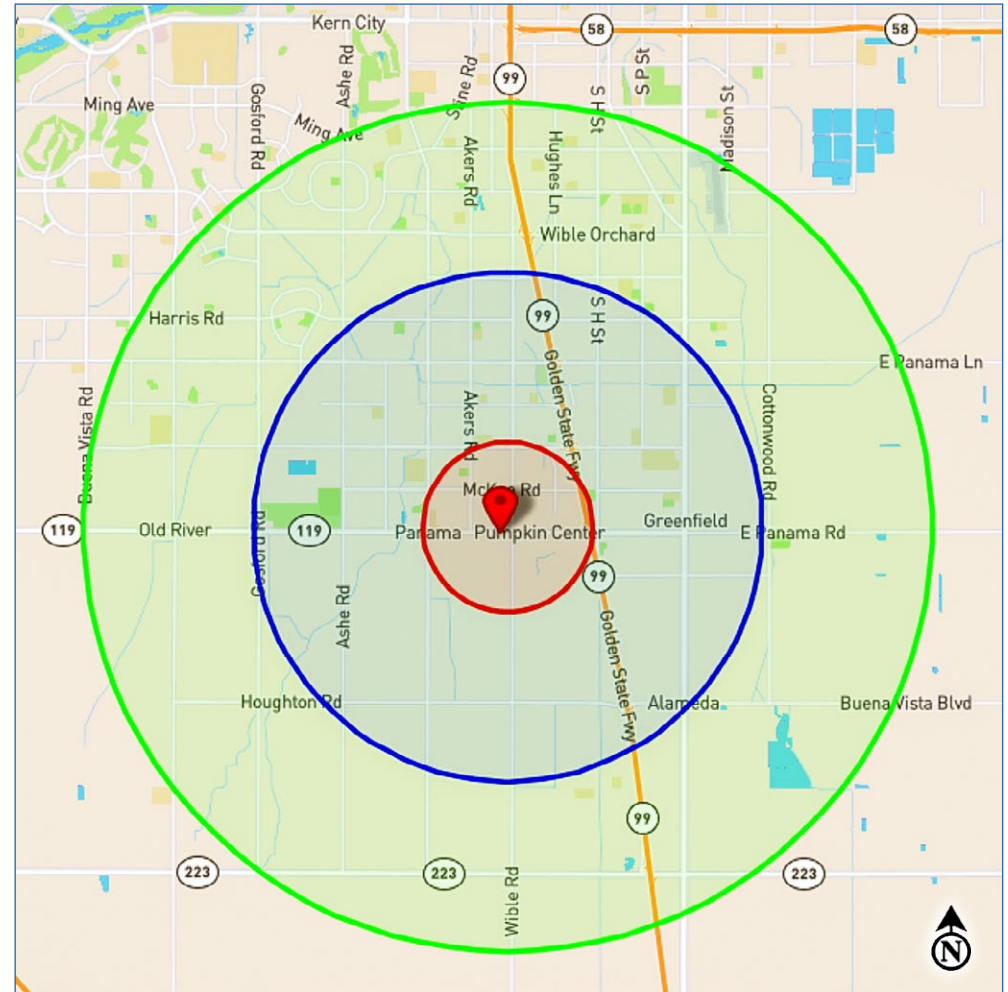
2022 Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	9,364	73,833	164,591
Total Households:	2,292	19,125	46,618
Avg. HH Income:	\$99,605	\$89,165	\$80,277
Total Daytime Pop:	5,986	55,509	135,126

2022 Traffic Counts:

Wible Road:	14,832
Taft Hwy CA-119:	<u>25,313</u>
Total Traffic:	40,145

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



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9601 WIBLE ROAD

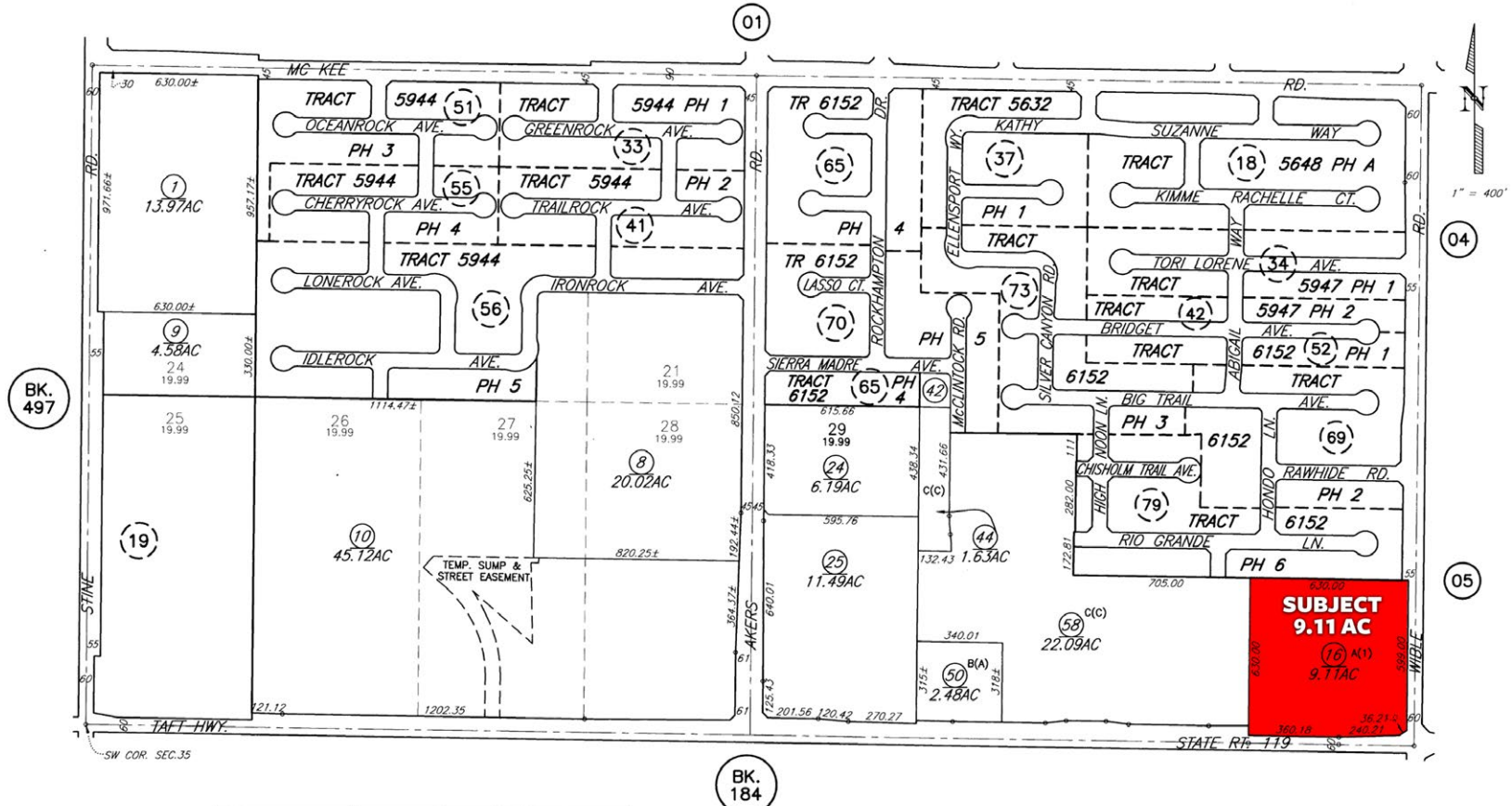
9.11± ACRES HIGHWAY COMMERCIAL LAND FOR SALE

NWC OF STATE ROUTE 119 (TAFT HWY) & WIBLE ROAD · BAKERSFIELD, CA 93313-9742

514-02

S1/2 SEC. 35 T.30S. R.27E.

514-02



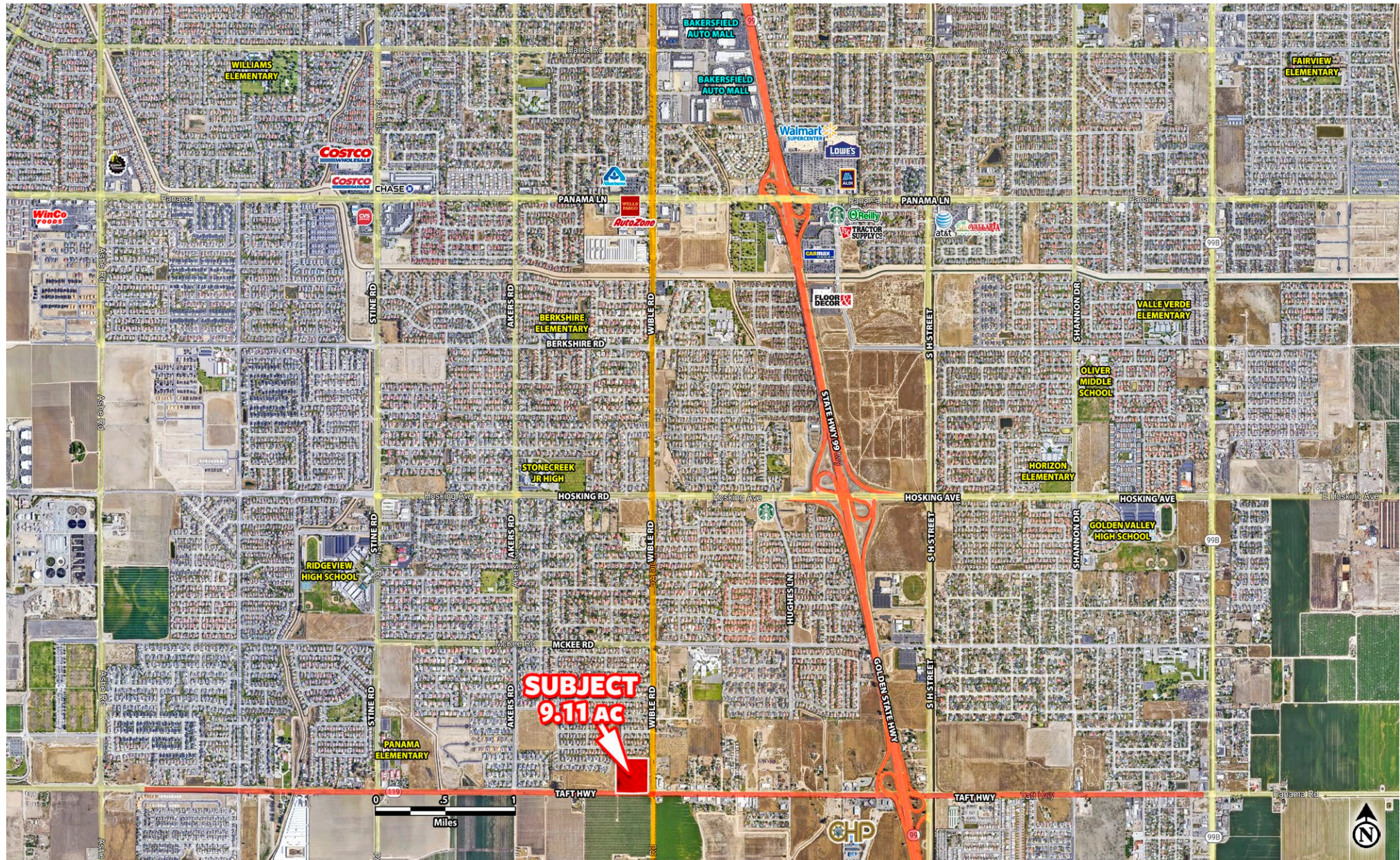
LEGEND	SUBD. KEY	DISCLAIMER
REVISED April 5, 2010	REF. SUBD. A. PM 7797 B. LLA 05-0557 C. LLA 05-0981	This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.
JURISDICTION CITY OF BAKERSFIELD & VICINITY	(LOT DESIGNATIONS IN PARENTHESES)	

ASSESSORS MAP NO. 514-02
COUNTY OF KERN

9601 WIBLE ROAD

9.11± ACRES HIGHWAY COMMERCIAL LAND FOR SALE

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