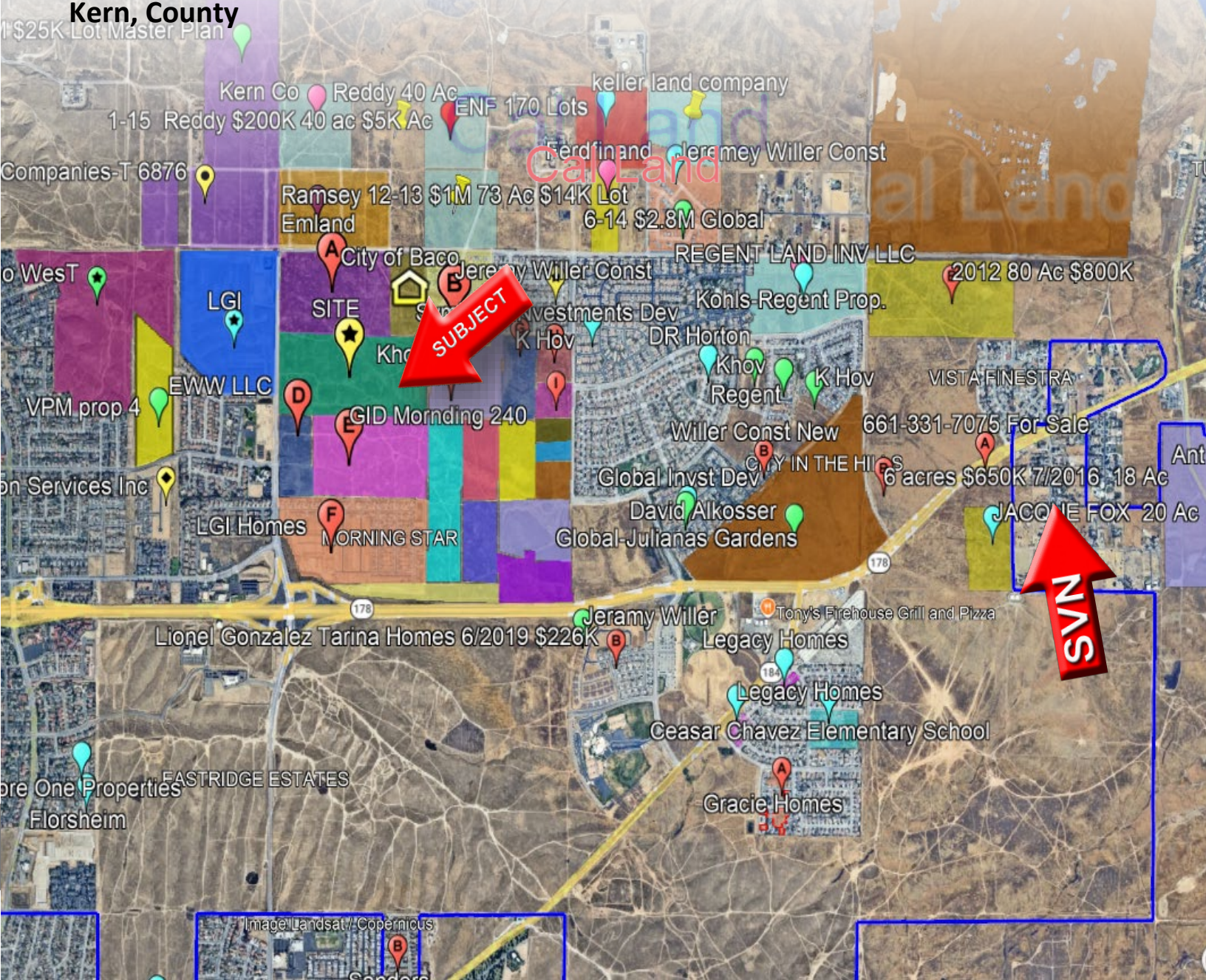


FOR SALE

263 Lot Residential TM

Bakersfield California

Kern, County



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TM # 7515

Morning Star Estates

"263 Lot Shovel-Ready
Residential Development –
Bakersfield, CA"

Location: Site is located on the East side of Morning Star Avenue North of 178, Bakersfield, Ca.

When heading east from Freeway 99, on 178, continue east to Morning Star Drive, then turn North. Head due north approximately .6 miles, and the location will be on your right.

Location of the project is in the prestigious eastern portion of Bakersfield called city in the light, with excellent access to Bakersfield City College, the newly remodeled major retail mall, high schools, parks, elementary schools and many other amenities.

5801 Morning Drive, Bakersfield Ca 93306

APM: 531-011-02-02-5

Municipality: Bakersfield, CA

Owner: 5801 Morning Drive LLC.

Property: Tentative Tract Map 7515 for 263 residential lots on 68.63 acres. The remaining 12.19 acres (R-3 retained by seller).

This property consists of Two (2) separate parcels equaling a total of approximately 80.82 acres, and will have an approved tentative tract map consisting of 263 paper lots.

This project is surrounded by new homes, and homes under construction being developed by LGI Communities, Jeremy Wiler Construction, KHovnanian Homes, and many more.

Location

Highlights: The project is designed as a four-phase development, allowing a homebuilder to manage absorption, capital deployment, and vertical timing efficiently.

- Located in East Bakersfield growth corridor
- Surrounded by active builders (LGI, KHovnanian, etc.)
- Proximity to City Lights Retail Development (Opening 2027)
- Strong access via Hwy 178

The site is positioned within an active residential growth corridor, surrounded by existing and under-construction communities developed by LGI Homes, K. Hovnanian, Jeremy Wiler Construction, and other regional builders.

Positioning:

- Builder-ready, phased community
- Financeable, scalable development
- Designed for national builder execution

Map Status: TIMELINE

- Tentative Map Approval: Mid-2026
- Engineering Complete: Sept 2026
- Final Map (Phases 1 & 2): Nov 2026



- Final Map (Phases 3 & 4): End of 2026

Price: Paper Lots (\$52K a paper lot with final map) Finished Lots (finished lot price to be determined).
Phases available at \$5,000 phased increments.

Flexible Terms: Bulk purchase, or Phased takedowns.

**Condition of
Property:**

The property is level.

**Existing oil
Wells:**

See location map (existing oil wells) to be capped by seller.

- 24 total wells (distributed across phases)
- All wells to be abandoned and capped prior to close
- Map designed with required setbacks
- No impact to finished lot usability post-abandonment

Utilities &

Infrastructure: All major utilities available at site.

- Sewer: City of Bakersfield
- Water: California Water All utilities are located at the site.

Zoning: Bakersfield R-1 (Single-Family Residential) zoning provides low-density, detached housing, typically requiring 7,200 sq. ft. lots with set setbacks of 25 ft. front, 5 ft. side, and 20 ft. rear. Maximum lot coverage is usually 45%, designed for family living with limited commercial, aimed at preserving neighborhood aesthetic and reducing density.

Lot Sizes: Average Lot Size: 7,700sf. Complete list of lot sizes available upon request.

Engineering

Estimates: Project can be phased. - Clearly present phased development:

- Phase 1: 60 lots (18.98 acres)
- Phase 2: 70 lots (16.13 acres)
- Phase 3: 63 lots (15.07 acres)
- Phase 4: 70 lots (18.46 acres)

Flexible phased delivery will allow builders to control absorption and capital deployment.”

“Primary product: 7,200–7,600 SF lots with premium oversized lots.”

- Phase 1: 6,800–16,400 SF
- Phase 2: 6,600–13,000 SF
- Phase 3: 6,200–13,000+ SF
- Phase 4: 6,400–16,000+ SF

Builder-friendly takeaway:

“Highly efficient; product with premium upsell lots.”

Easement: Buyer needs to secure an easement from Kinder Morgan who has a gas pipeline that runs under a portion of the property. Presently the owner is working on it. Owner will deliver an approved TM.

Oil Wells: Seller will deliver property with all wells capped.

Absorption: Escrow specification.



SFR Permits: Escrow specification.

Home Sales: Escrow specification.

Active Builders: KHovnanian

LGI:

DR Horton;

Jeremy Willer

Legacy

Gracie Homes

Florsheim

Terms of Sale: To Be Negotiated

Escrow: First American, Fresno CA

List of Remaining Work: NA

Punch List: Available upon request.

Bonds: Available upon request.

Development Permit Fees: Available upon request.

City and Misc. Development Fee: Available upon request.

Building Fees: Available upon request.

Cost to Complete: Seller to deliver in a shovel ready condition.

Entitlement Status: Site will be delivered fully entitled.

Existing onsite Structures: None.

School District: Kern Union Highschool District

Comments:

This site has beautiful views of the mountains, convenient access to several freeways, multiple schools from kindergarten to college.

Plenty of retail services, and near the newly renovated City Lights regional mall.



Drop Box Link <https://www.dropbox.com/scl/fo/jr6da5vy1tit22f3kjte9/AEiN9ZIx6kpEF1mh-hxwzfm?rlkey=a2i4dzc9zsq9d37rl7g4vuy1&st=0dj2vmbf&dl=0>

Economics: See attached detailed local economics provided by "SmartAssets".

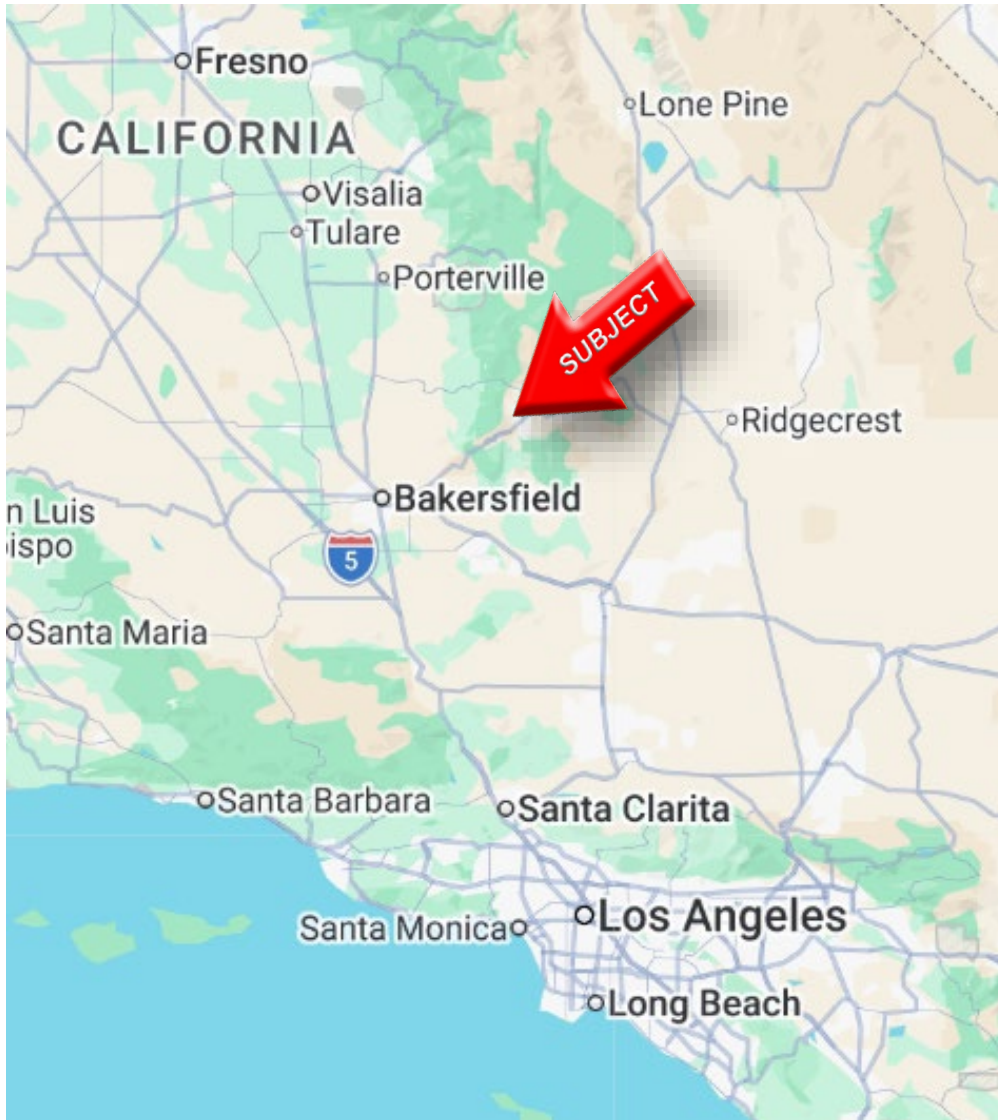
Project Engineer: Nico Garza, PE, QSD/QSP
Authority Engineering and Surveying, Inc.
Executive Principal
DBE, SBE CUCP#52903
661.699.4932 mobile
nico.garza@aesprofessionals.com
www.aesprofessionals.com

**City Associate
Planner:** Louis Ramirez
City of Bakersfield Associate Planner
(661) 326-3023

Contact:

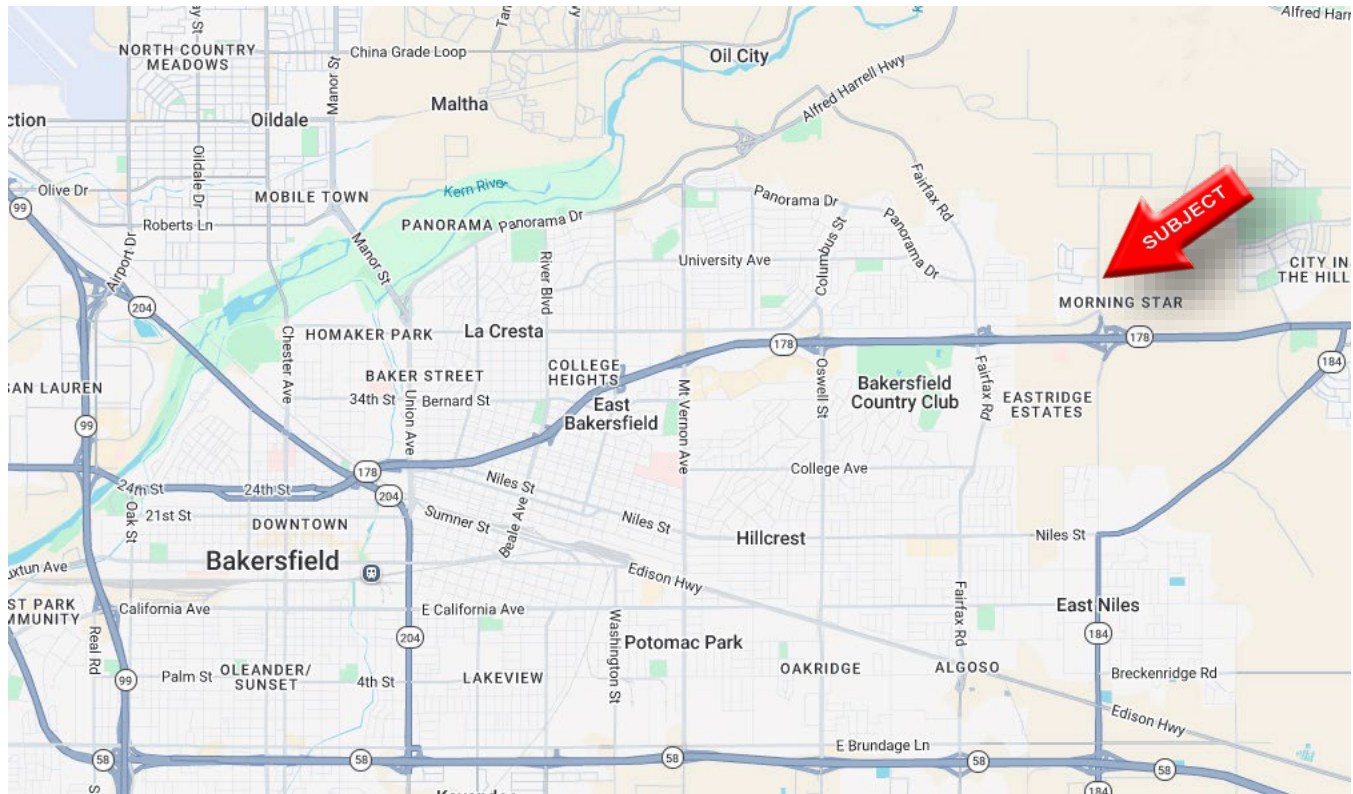
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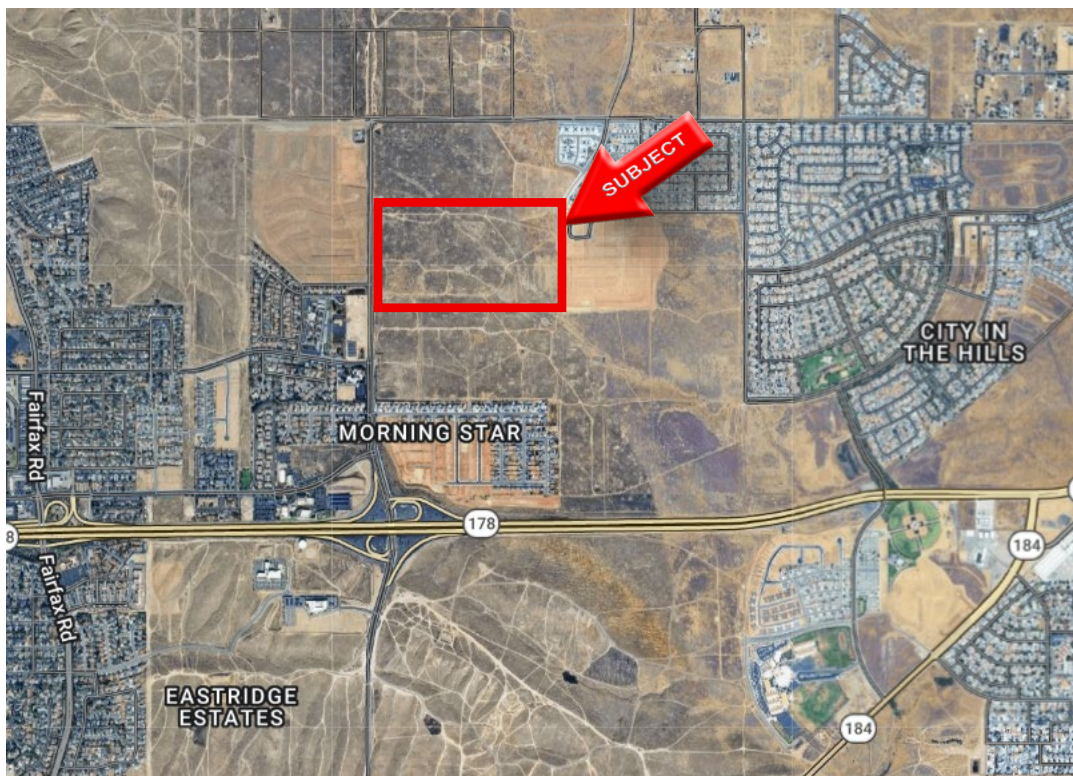




**BAKERSFIELD
LOCATION MAP**



DIRECTIONS



When heading east from Freeway 99, on 178, continue east to Morning Star Drive, then turn North. Head due north approximately .6 miles, and the location will be on your right.

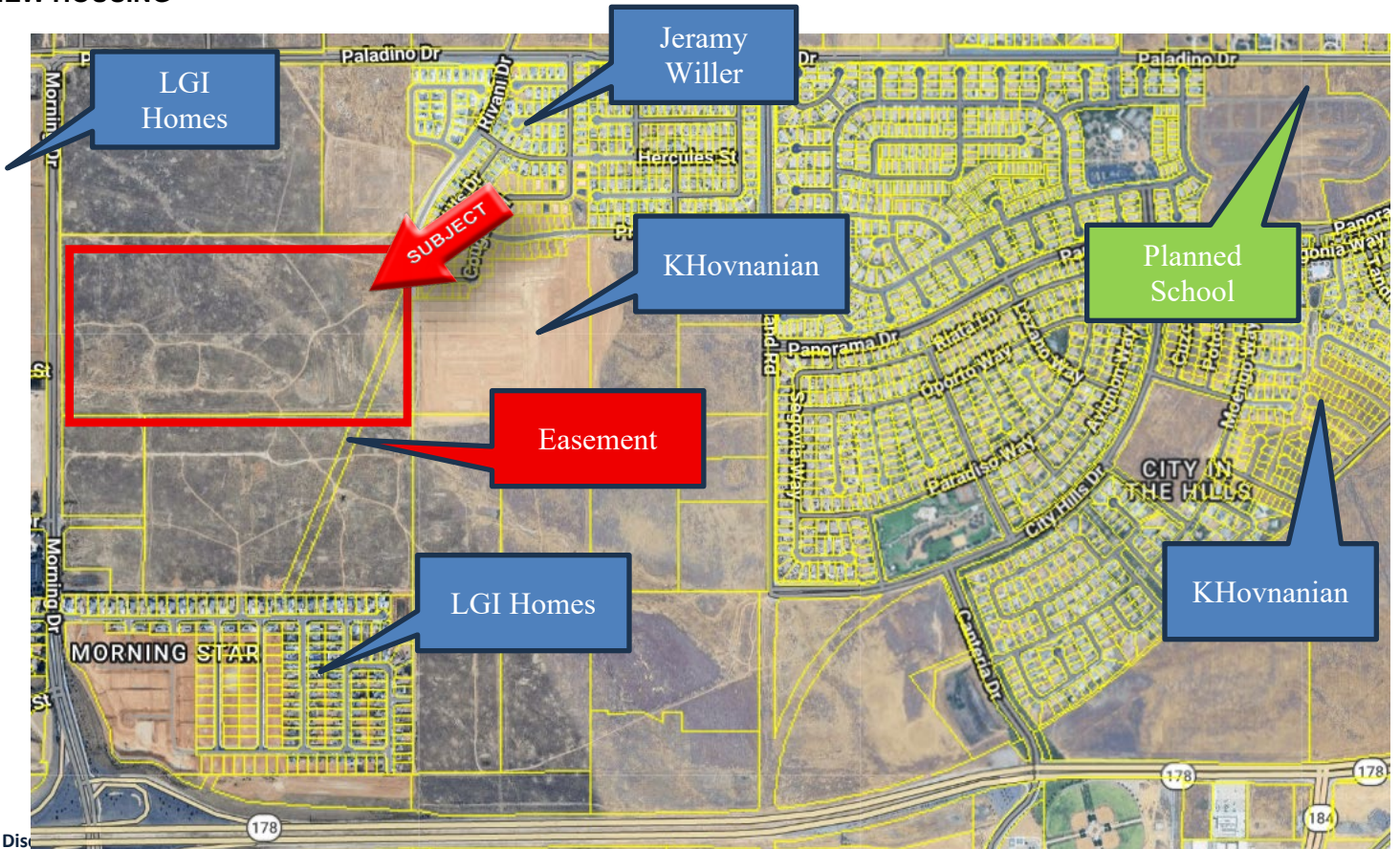
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Property is level.



NEW HOUSING



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Michael Heslov and Stephen Zimmerman, the Los Angeles-based developer-investors, purchased the 36-acre East Hills property, located only 2.5 miles from the site for \$7.2 million in June 2021. The site was torn down and remained empty for years.

Heslov said City Lights would be transformative.

[Bakersfield City Council approves City Lights' final map](#)

“After years of stalled redevelopment attempts at the former East Hills Mall site, this project is finally delivering the modern, amenity-rich retail experience that residents have been asking for,” Heslov said in a statement.

The Bakersfield City Council approved plans in 2023 that allowed for the open-air shopping center plan that will be similar to The Shops at River Walk in the southwest.

Officials said the first tenants set to take up some of the storefronts when it opens include:

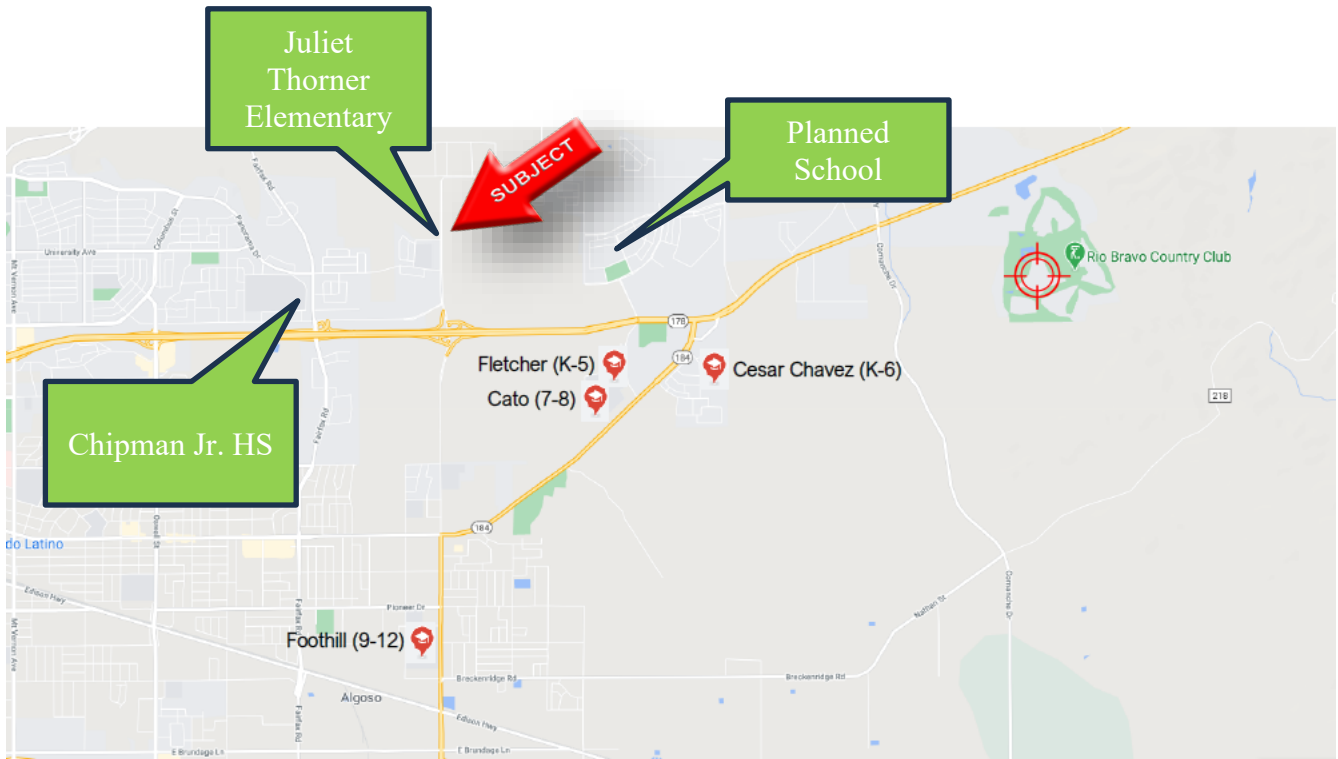
- Sprouts
- Boot Barn
- Ross
- Ulta
- Skechers
- Marshalls
- Burlington
- PetSmart
- Hobby Lobby
- Bed Bath & Body Works
- Tilly's
- Five Below
-
- More tenants including restaurants will be announced at a later time.

BAKERSFIELD, Calif. (KGET) — [City Lights](#) — the massive shopping center development to replace the former East Hills Mall — now has an expected opening date and a list of tenants. Officials said construction is set to begin soon and the massive shopping center is set to open in spring 2027.

Officials with the development company shared details of the project with 17 News on Friday. City Lights is a major 350,000 square-foot open-air project eventually set to open at 3000 Mall View Road.

Major new shopping centers in Bakersfield include the upcoming **City Lights** (opening Spring 2027 at the former East Hills Mall site) and **Riverview Market** (featuring Whole Foods). City Lights is set to feature Sprouts, In-N-Out, and Burlington, while other developments like **Artisan Square** are also active in the city.

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Cesar Chavez (K-6)

4201 Mesa Marin Dr.

8/10 - State Ranking

Fletcher (K-5)

9801 Highland Knolls Dr.

6/10 - State Ranking

Cato (7-8)

12381 Dale St.

8/10 - State Ranking

Foothill (9-12)

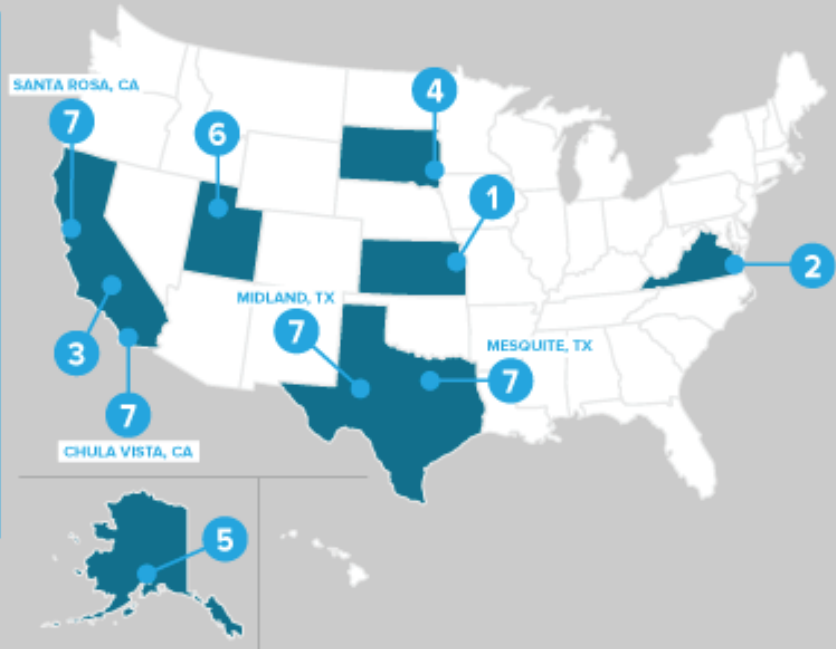
501 Park Dr.

7/10 State Ranking

Bakersfield Community College is located approximately three (3) miles to the west.

Where Millennials Are BUYING HOMES

- ① OLATHE, KS
- ② CHESAPEAKE, VA
- ③ BAKERSFIELD, CA
- ④ SIOUX FALLS, SD
- ⑤ ANCHORAGE, AK
- ⑥ WEST VALLEY CITY, UT
- ⑦ CHULA VISTA, CA (TIE)
- ⑦ SANTA ROSA, CA (TIE)
- ⑦ MESQUITE, TX (TIE)
- ⑦ MIDLAND, TX (TIE)



Study: Bakersfield is most affordable big housing market in California

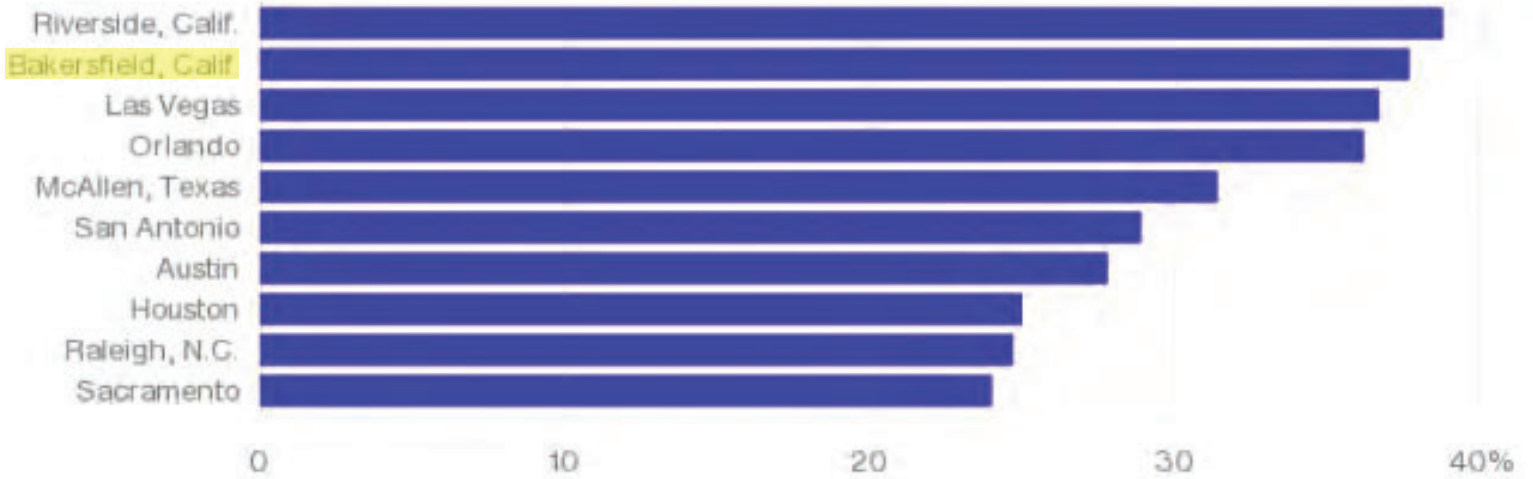
Bakersfield ranked most affordable in California and No. 38 nationally, with an affordability index of 60.

Bakersfield by the numbers, according to the SmartAsset study:

- Average closing costs: \$2,568
- Annual property tax: \$2,440
- Annual homeowner's insurance: \$530
- Average annual mortgage payment: \$9,381
- Median income: \$57,095

Youth Movement

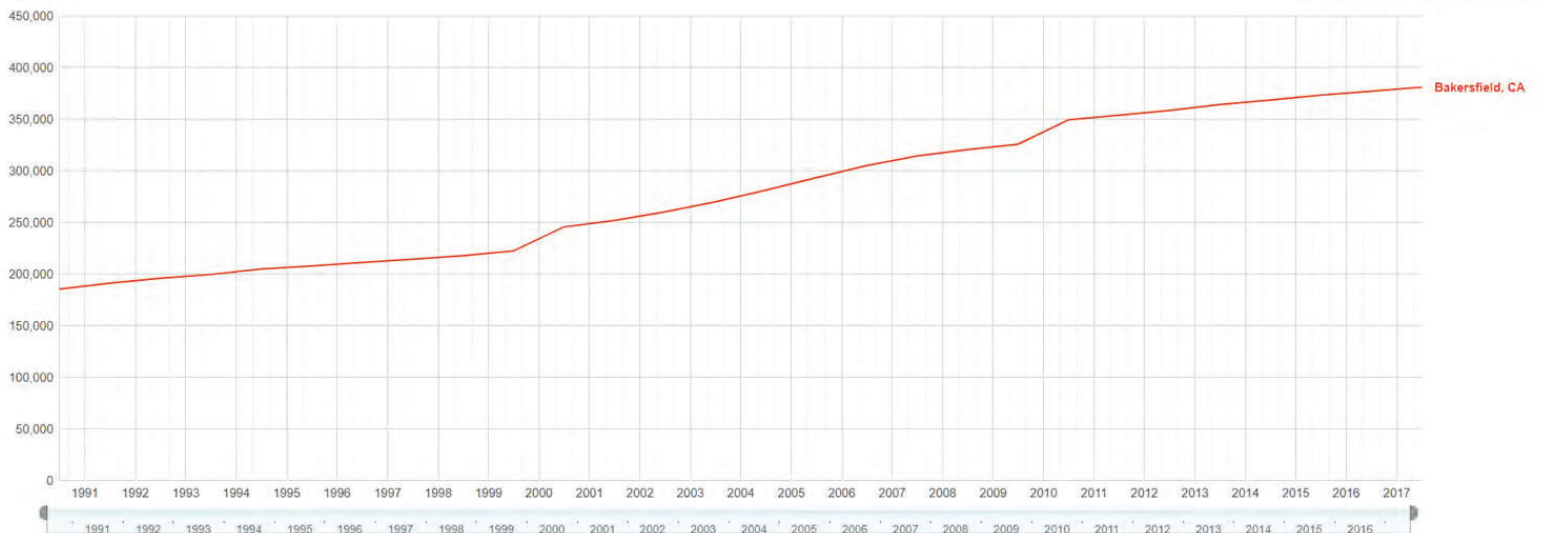
The U.S. cities with the greatest increase in millennial population from 2010 to 2013



Source: Bloomberg LP, U.S. Census



Population has doubled since 1991



Data from U.S. Census Bureau Last updated: Sep 19, 2018