

# BEAR MOUNTAIN BLVD & HWY 99

BAKERSFIELD, CA

FOR SALE



# Executive Summary

- Positioned at the northwest corner of Bear Mountain Blvd and Costajo Road
  - Excellent visibility and access along Bear Mountain Blvd
  - Rare opportunity to acquire usable land in a steadily growing corridor
- 
- Minutes away from the new *Hard Rock Tejon Casino*
  - Surrounded by a mix of agriculture, rural residential, expanding development, gas & truck stops, and new development



**BAKERSFIELD**  
CITY



**35.69 ACRES**  
SITE SIZE



**185-321-28-00-0**  
APN NUMBER



**EXCLUSIVE AGRICULTURE**  
COUNTY OF KERN ZONING



**PG&E**  
UTILITIES



**61,000 (HWY 99)**  
AVG. DAILY TRAFFIC COUNT



**\$3,850,000**  
ASKING PRICE





CONTACTS:

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