

FOR SALE

Residential Development Opportunity

**Vineland Road &
City Hills Drive**

Bakersfield, CA 93306

Property Details

- **Lot Size** 20.03 Acres
- **Zoning** R-1 & R-2, City of Bakersfield
- **APN** 531-011-17
- **Sale Price** \$995,000

The information contained herein may have been obtained from sources other than ASU Commercial. We have not verified such information and make no guarantees, warranties or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing the property.



Dylan J. Lym ▪ Vice President ▪ 661 885 6949 ▪ dylan@asuassociates.com ▪ CA RE #02103385
Bryan T. Haupt ▪ Senior Vice President ▪ 661 616 3588 ▪ bthaupt@asuassociates.com ▪ CA RE #00785717
11601 Bolthouse Drive Suite 110 ▪ Bakersfield, CA 93311 ▪ 661 862 5454 main ▪ 661 862 5444 fax

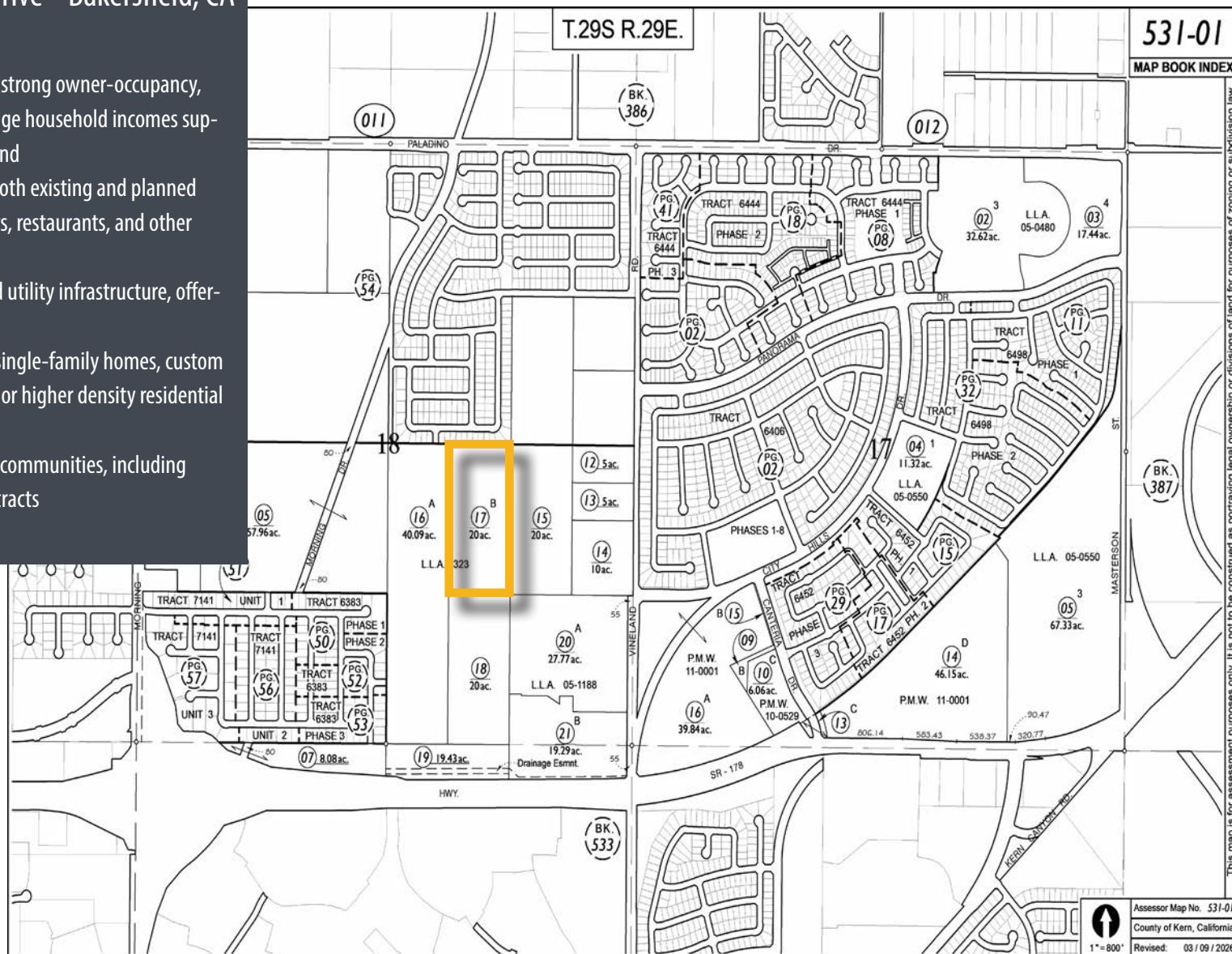
Residential Development Opportunity For Sale

Property Highlights & APN Map

Vineland Road & City Hills Drive ■ Bakersfield, CA

Property Highlights

- Growing Northeast submarket with strong owner-occupancy, executive housing, and above-average household incomes supporting long-term residential demand
- Strong residential demand drivers both existing and planned include nearby schools, retail centers, restaurants, and other daily services
- Surrounded by existing and planned utility infrastructure, offering substantial cost savings
- Flexible development potential for single-family homes, custom home communities, gated projects, or higher density residential projects
- Surrounded by established housing communities, including several newly constructed housing tracts
- Expired Tract Map (Tract #6780)



Residential Development Opportunity For Sale

Property Photos

Vineland Road & City Hills Drive ■ Bakersfield, CA



Residential Development Opportunity For Sale

Aerial Location Map

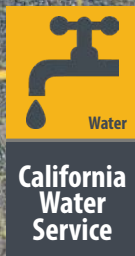
Vineland Road & City Hills Drive ■ Bakersfield, CA

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,677	47,943	122,711
Total Households	1,849	15,262	37,218
Average Household Income	\$177,733	\$111,431	\$90,301
Total Businesses	35	590	2,018
Total Employees	202	5,698	39,980

Education

Doctor Douglas K. Fletcher Elementary School	K-6
Paul L. Cato Middle School	7-8
Highland High School	9-12

Area Utility Service Providers



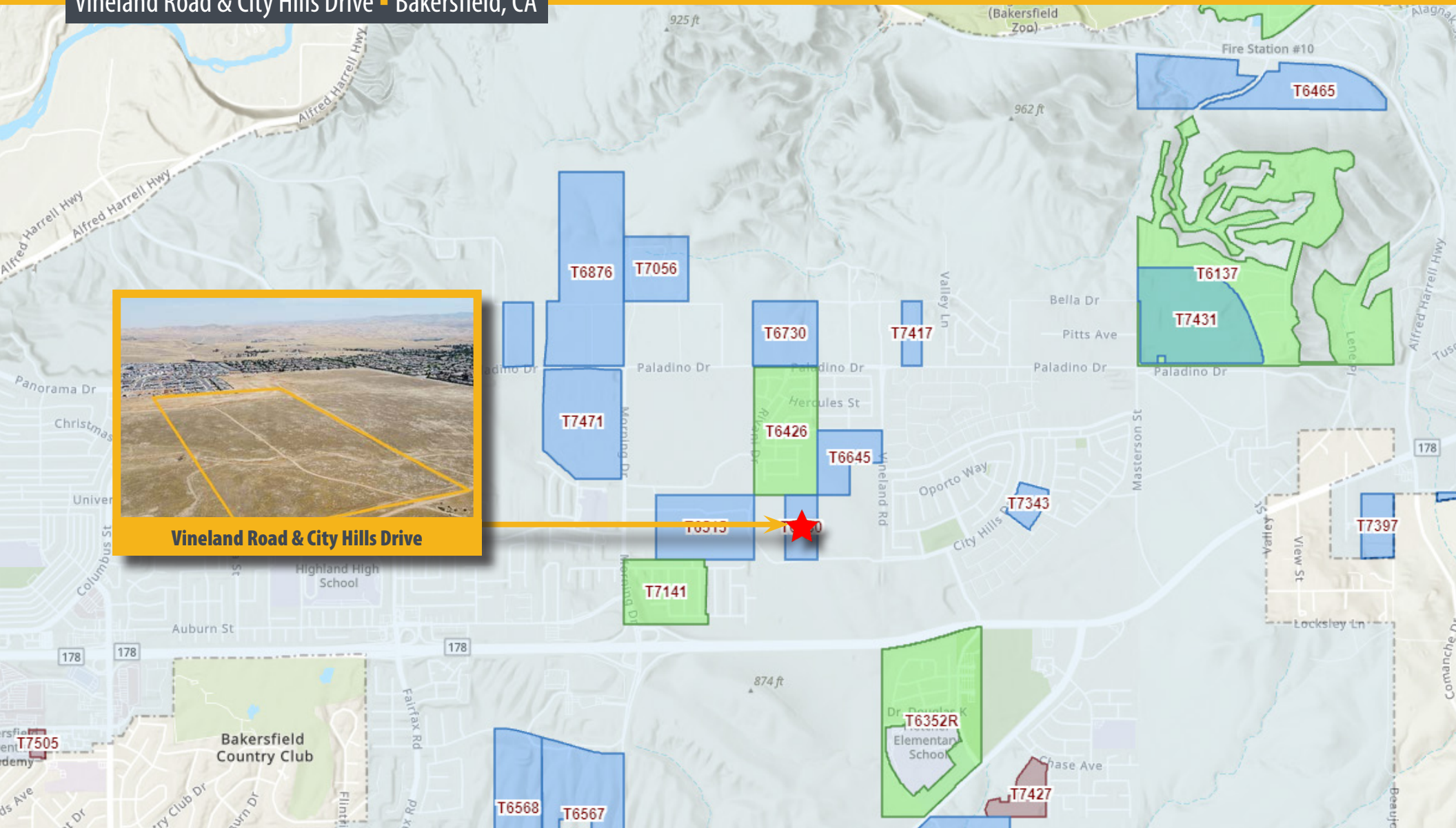
Residential Development Opportunity For Sale

Tentative Tract Map

Vineland Road & City Hills Drive ■ Bakersfield, CA



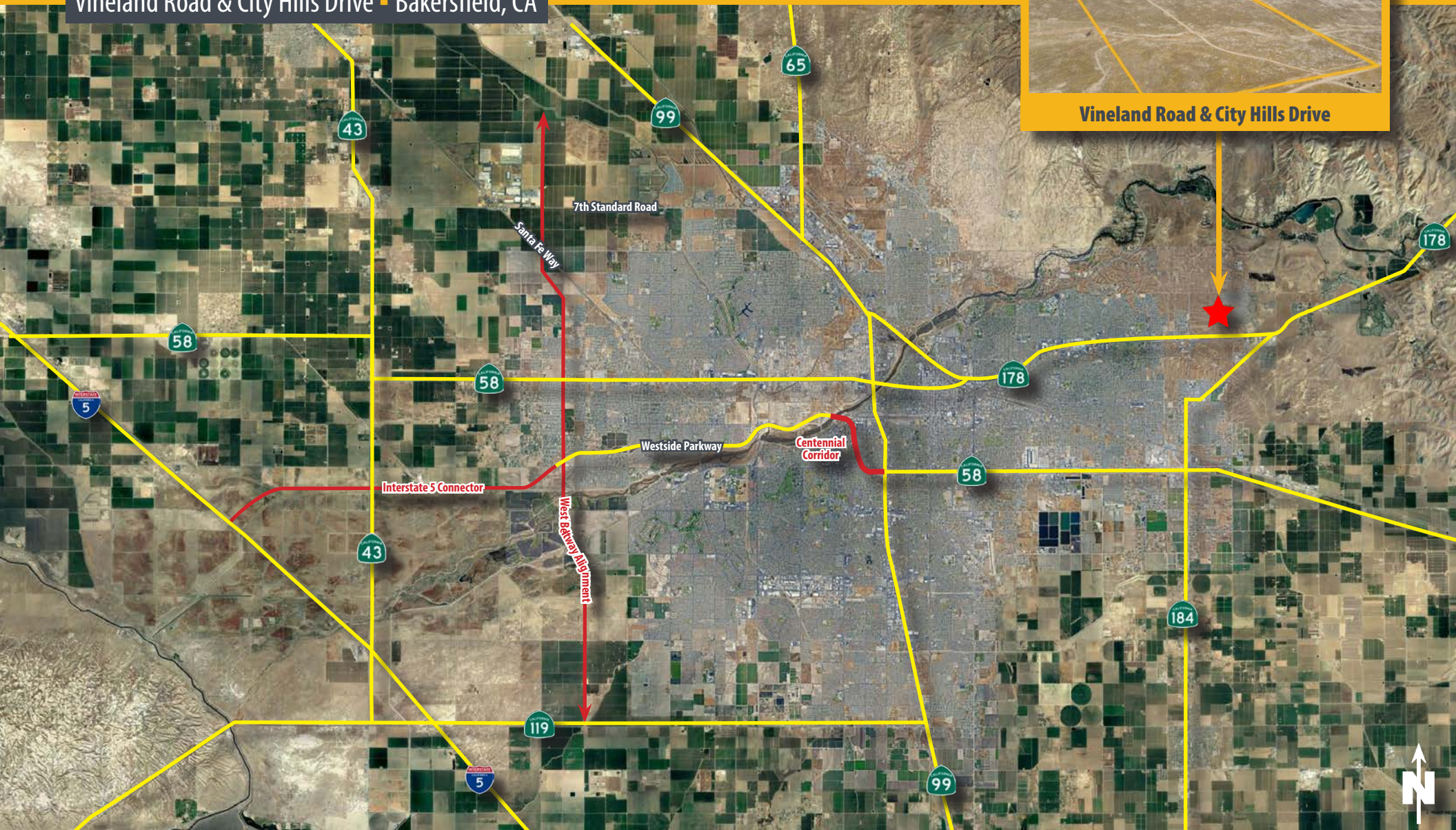
Vineland Road & City Hills Drive



Residential Development Opportunity For Sale

Roadway Aerial

Vineland Road & City Hills Drive ■ Bakersfield, CA



Vineland Road & City Hills Drive

Residential Development Opportunity For Sale

Demographic Summary

Vineland Road & City Hills Drive ■ Bakersfield, CA

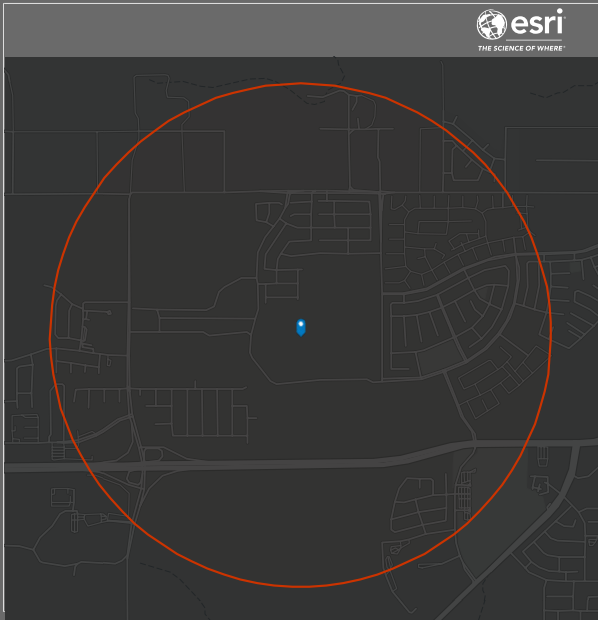
1 mile

INCOME


\$131,507
Median Household
Income


\$57,954
Per Capita
Income


\$808,548
Median Net
Worth



KEY FACTS

5,677
Population

37.5
Median Age



1,849
Households

\$107,385
Median Disposable Income

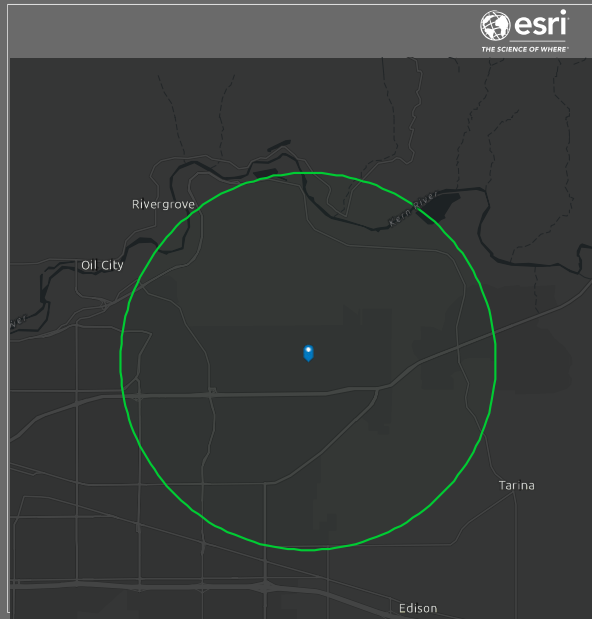
3 miles

INCOME


\$83,610
Median Household
Income


\$35,549
Per Capita
Income


\$260,583
Median Net
Worth



KEY FACTS

47,943
Population

33.8
Median Age



15,262
Households

\$68,519
Median Disposable Income

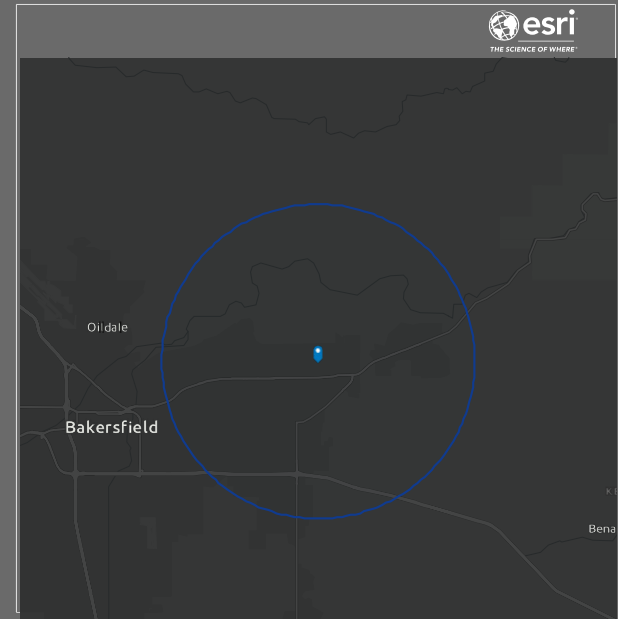
5 miles

INCOME


\$67,067
Median Household
Income


\$27,543
Per Capita
Income


\$150,112
Median Net
Worth



KEY FACTS

122,711
Population

32.1
Median Age



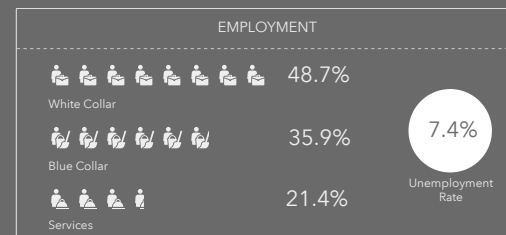
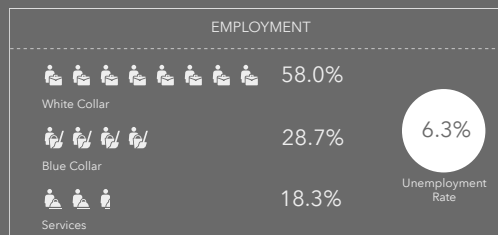
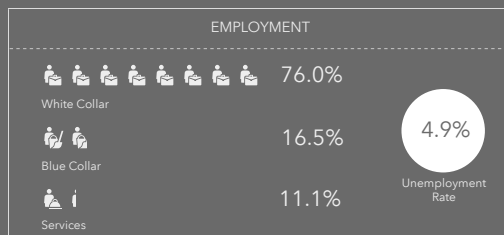
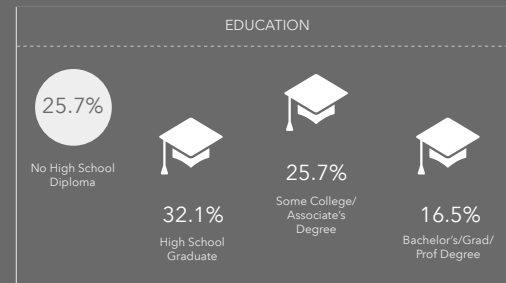
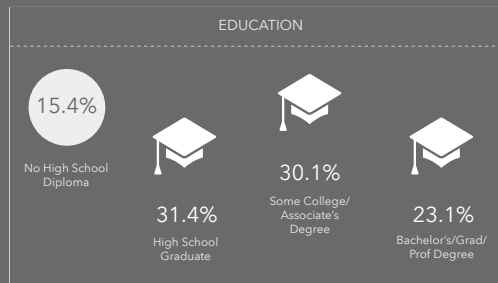
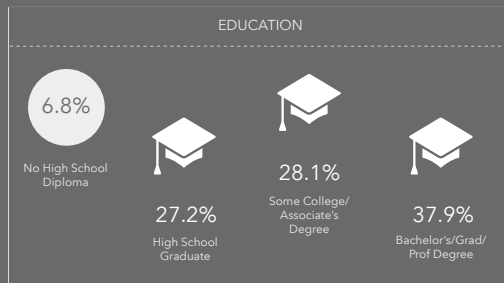
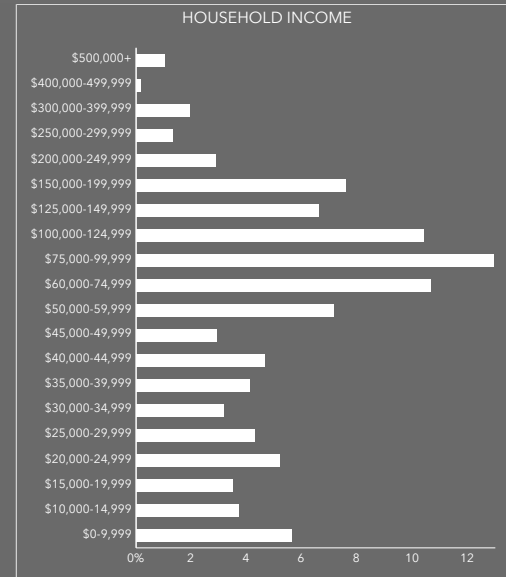
37,218
Households

\$54,778
Median Disposable Income

Residential Development Opportunity For Sale

Demographic Summary

Vineland Road & City Hills Drive ■ Bakersfield, CA



Source: This infographic contains data provided by Esri (2026, 2031).

Residential Development Opportunity For Sale

Housing Market Characteristics

Vineland Road & City Hills Drive ■ Bakersfield, CA

Housing Market Characteristics

Morning Star
Ring of 5 miles



\$337,688 ↓
Median Home Value

56.9% lower than **California**
which is **\$783,218**



78

Housing Affordability Index



29.6%

Percent of Income
for Mortgage



115

Percent of Income for
Mortgage (Index)

Age <18 **34,371**

Age 18-64 **72,380**

Age 65+ **15,959**

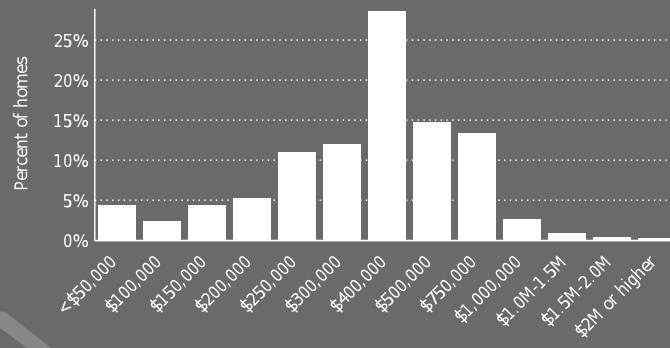
Total Pop
122,711

Pop Growth
0.49%

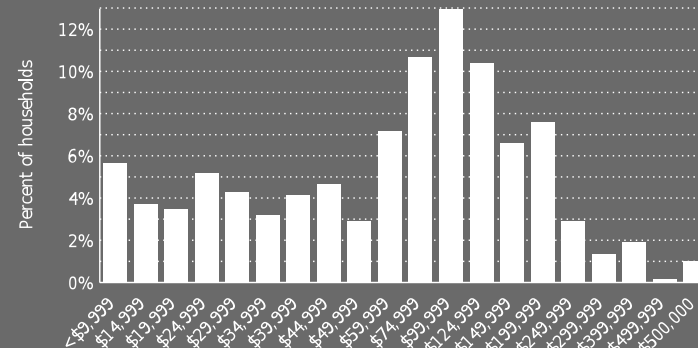
Average HH Size
3.27

Median Net Worth
\$150,112

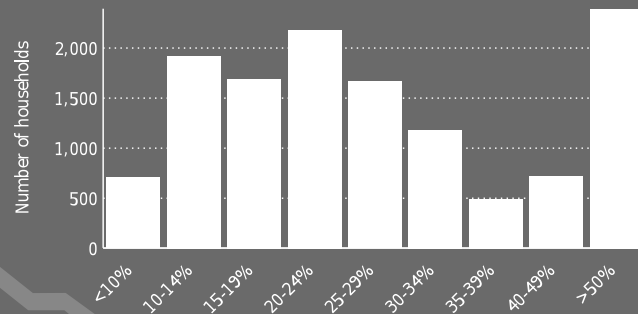
Home Value



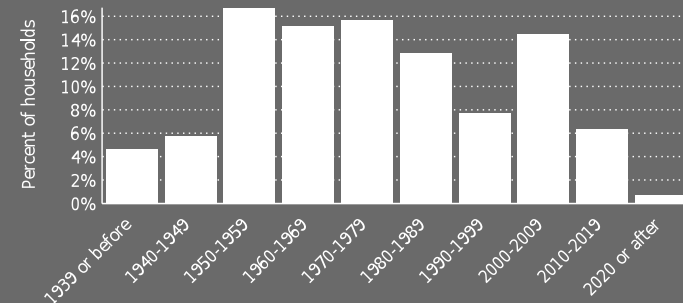
Household Income



Mortgage as % Salary



Year Property Built

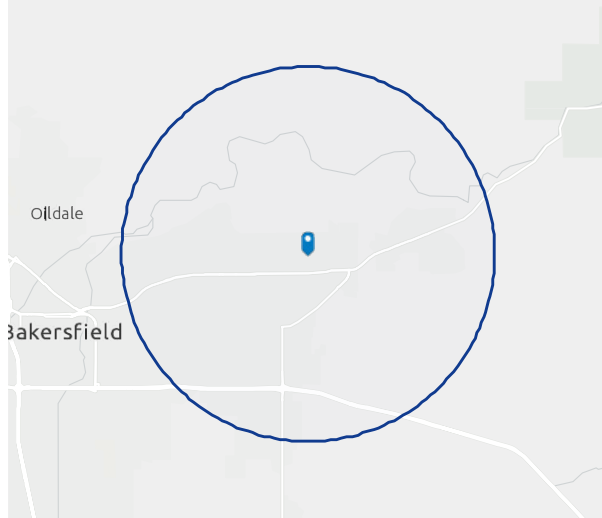


Source: This infographic contains data provided by Esri (2026), ACS (2020-2024), U.S. Census (2020). © 2026 Esri

Residential Development Opportunity For Sale

Population Trends & Key Indictors

Vineland Road & City Hills Drive ■ Bakersfield, CA



Population Trends and Key Indicators

Morning Star
Ring of 5 miles

122,711	37,218	3.27	32.1	\$67,067	\$337,688	66	78	81
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$9,988

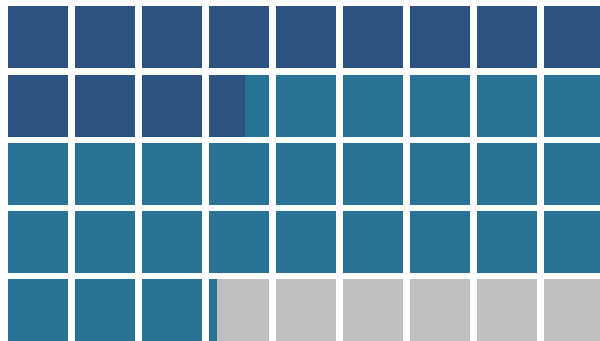
Avg Spent on Mortgage & Basics



29.6%

Percent of Income for Mortgage

POPULATION BY AGE



■ Under 18 (28.0%) ■ Ages 18 to 64 (59.0%)
■ Aged 65+ (13.0%)

POPULATION BY GENERATION



2.3%

Greatest Gen:
Born 1945/Earlier



13.3%

Baby Boomer:
Born 1946 to 1964



15.9%

Generation X:
Born 1965 to 1980



24.6%

Millennial:
Born 1981 to 1998



29.3%

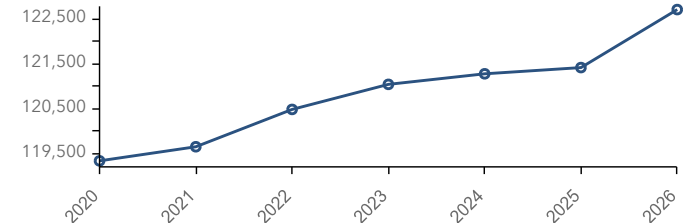
Generation Z:
Born 1999 to 2016



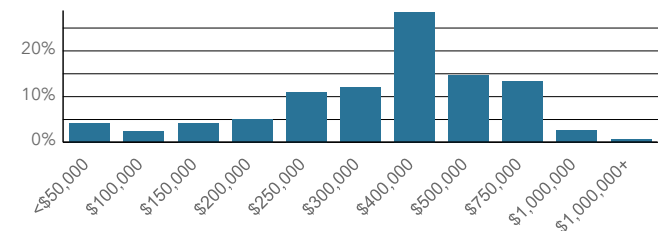
14.6%

Alpha: Born
2017 to Present

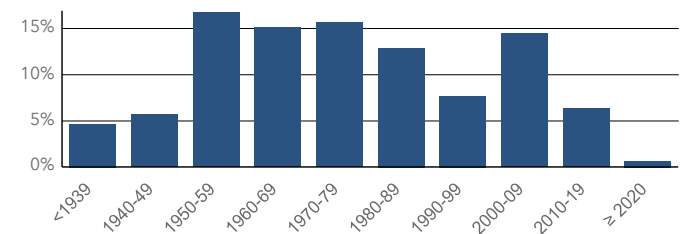
Historical Trends: Population



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri

Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024).



Dylan J. Lym ■ Vice President ■ 661 885 6949 ■ dylan@asuassociates.com ■ CA RE #02103385
Bryan T. Haupt ■ Senior Vice President ■ 661 616 3588 ■ bthaupt@asuassociates.com ■ CA RE #00785717
11601 Bolthouse Drive Suite 110 ■ Bakersfield, CA 93311 ■ 661 862 5454 main ■ 661 862 5444 fax