

Residential Redevelopment Opportunity

FOR SALE

8505
Snow Road
Bakersfield, CA 93314

Property Information

- **Parcel Size** 25.10 Gross / 24.51 Net Acres
- **APN** 494-011-09, LLA No. 13-26
- **Zoning** A (Exclusive Agriculture),
County of Kern
- **Sale Price** \$2,745,000

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Residential Redevelopment Opportunity Available For Sale

Aerial Photo

8505 Snow Road - Bakersfield, CA 93314



Property Highlights

- 25.10± Gross Acres in Northwest Bakersfield located within one of Bakersfield's most desirable and expanding residential corridors, ideal for single-family redevelopment, estate lots, ranchettes, or master-planned housing communities.
- Highly sought-after 93314 submarket known for larger homesites, 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 daily services that attract families and move-up buyers.
- Surrounded by existing utility infrastructure, offering substantial cost savings compared to other available developments on the edge of the city.
- Scarcity of large infill parcels as sizeable residential development tracts in Northwest Bakersfield continue to diminish.

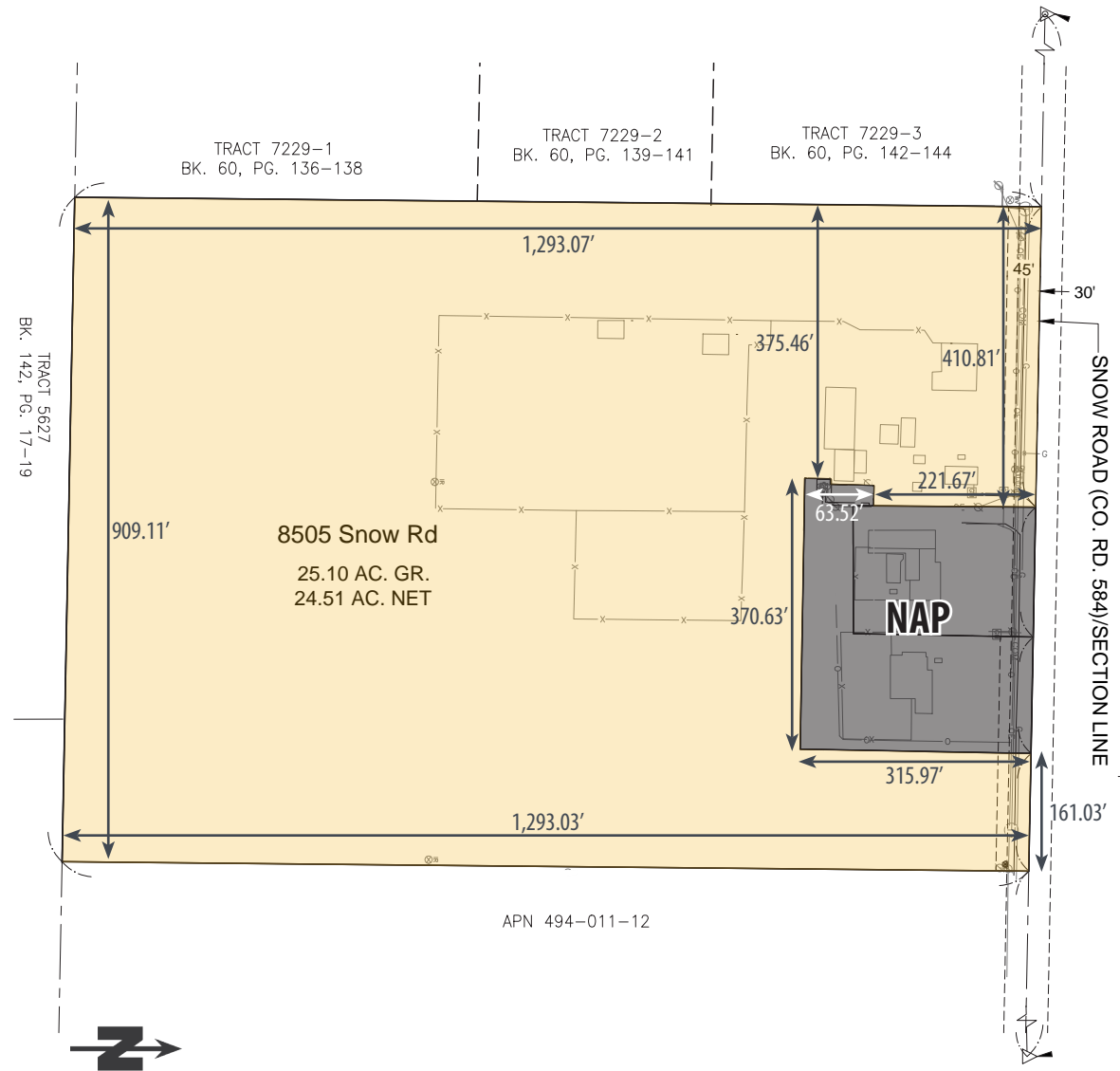
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Pending Lot Line Adjustment

8505 Snow Road - Bakersfield, CA 93314

Property Highlights

- Prime Northwest Bakersfield location with convenient access to Coffee Road, Calloway Drive, 7th Standard Road, Highway 99, and the Westside Parkway for commuting throughout Bakersfield.
- Flexible development potential for single-family homes, custom home communities, gated projects, or estate lot subdivisions (subject to approvals).
- Existing improvements included featuring a ranch house suitable for intermittent occupancy, caretaker use, rental income, project office operations, or transitional holding use during planning and development phases.
- Numerous metal shed structures on-site providing valuable existing infrastructure for equipment storage, contractor staging, agricultural support, material warehousing, or interim operational use prior to redevelopment.
- Growing Northwest Bakersfield expansion path located in an area consistently favored for new housing starts, family migration, and higher-end residential absorption.
- Surrounded by established executive housing communities near Snow Road/Quail Creek Road area where detached single-family homes dominate the housing stock and newer residential development continues to expand.
- Excellent school district appeal with access to nearby highly rated schools including William B. Bimat Elementary, Norris Middle School, and Centennial High School—key demand drivers for residential builders and homebuyers.



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Area Details

8505 Snow Road - Bakersfield, CA 93314



8505 Snow Road

Demographics	1 Mile	2 Mile	3 Mile
Total Population	7,744	32,891	61,551
Total Households	2,510	10,984	20,401
Average Household Income	\$179,049	\$139,706	\$132,713
Total Businesses	135	997	2,328
Total Employees	835	10,839	24,585

Education

William B. Bimat Elementary School	K-6
Norris Middle School	7-8
Centennial High School	9-12

Area Utility Service Providers



PG&E



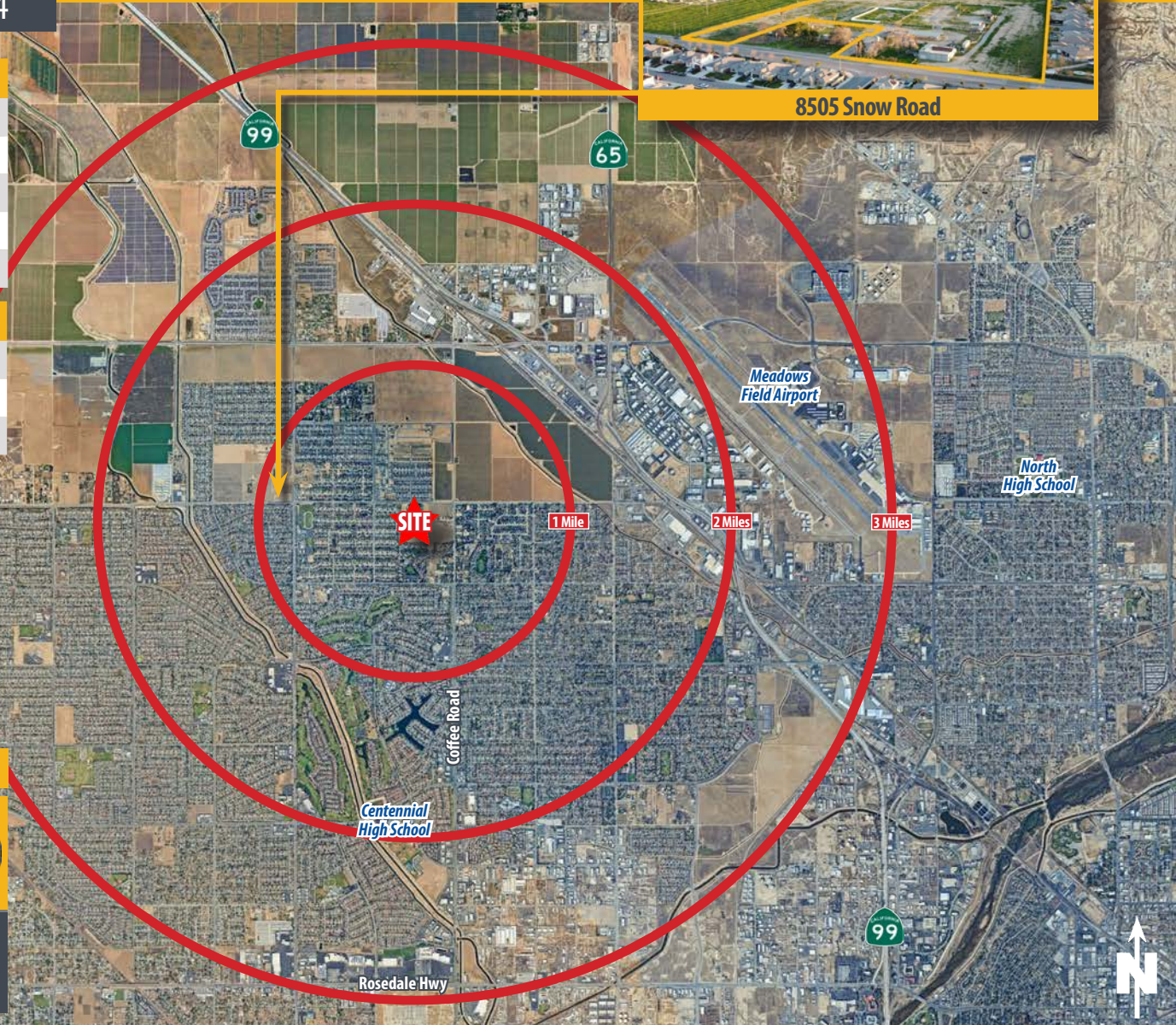
So. Cal Gas Company



California Water Service



NOR Sanitary District



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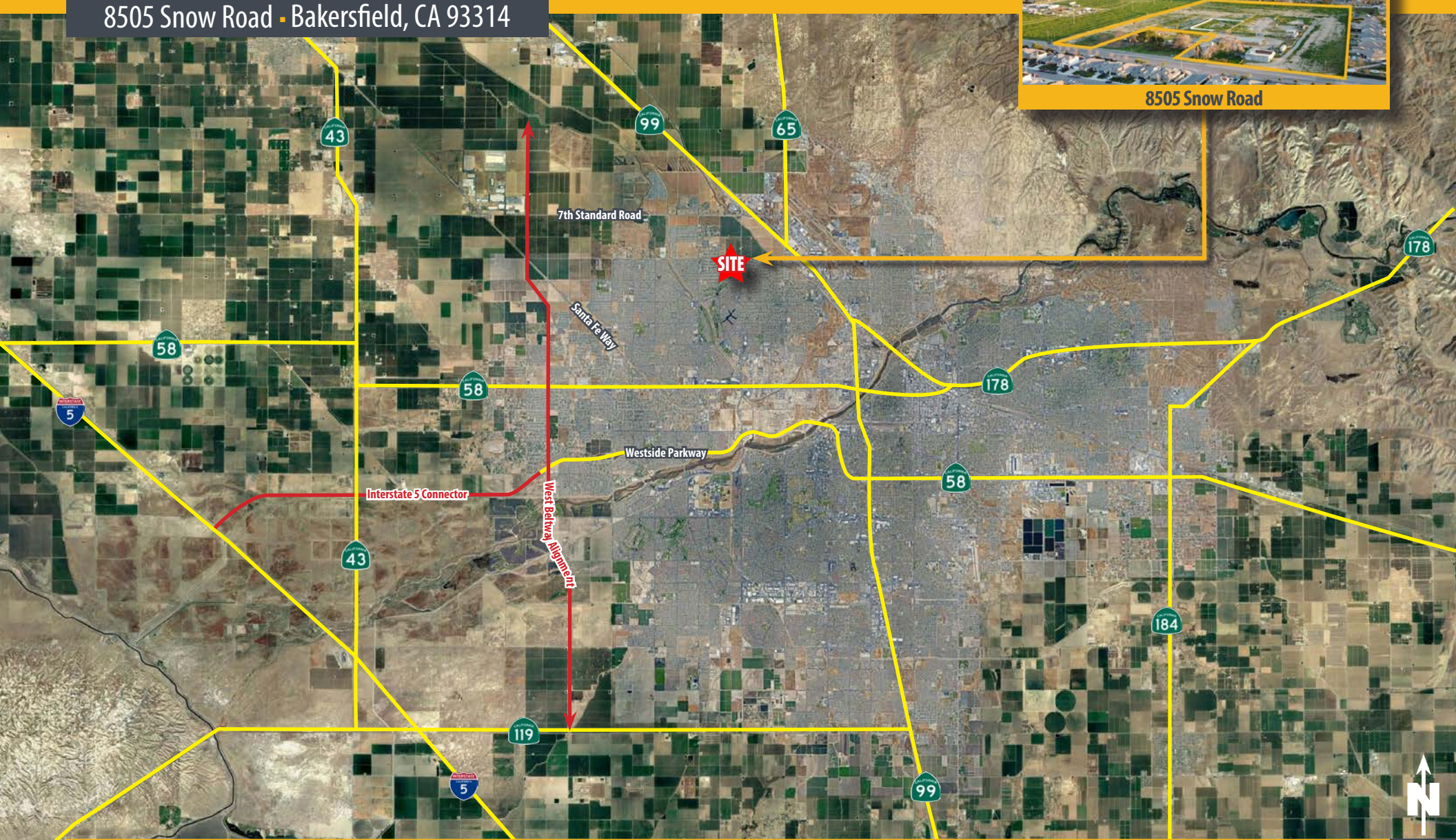
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Roadway Aerial

8505 Snow Road - Bakersfield, CA 93314



8505 Snow Road

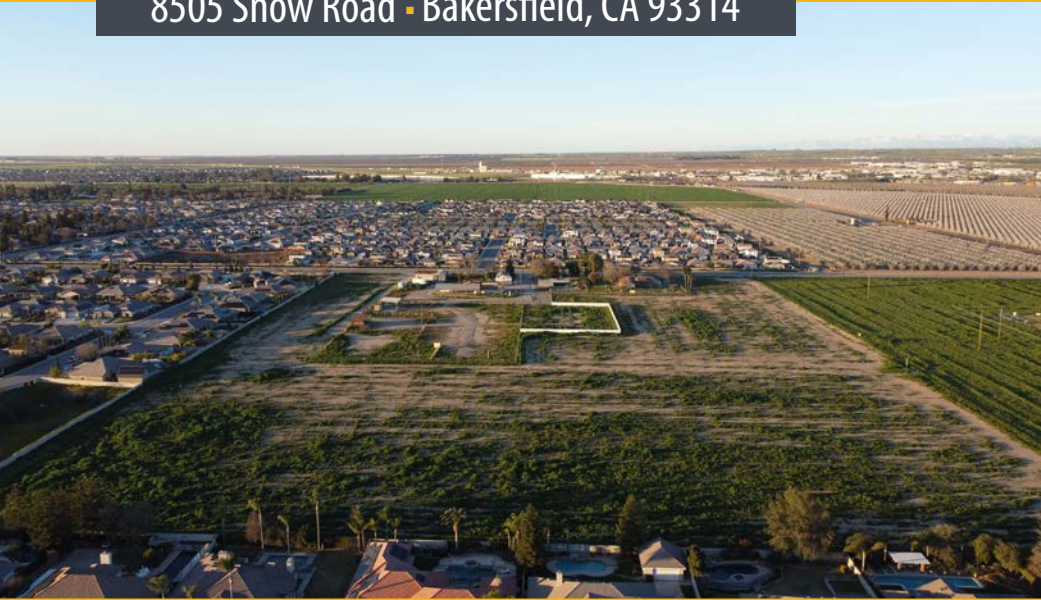


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Property Photos

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Demographic Summary

8505 Snow Road - Bakersfield, CA 93314

DEMOGRAPHIC SUMMARY

93312, Bakersfield, California

Ring of 3 miles

KEY FACTS

65,352

Population



22,131

Households

36.7

Median Age

\$91,422

Median Disposable Income

EDUCATION

6.9%

No High School Diploma



23.6%

High School Graduate



35.9%

Some College/
Associate's Degree



33.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$112,404
Median Household Income

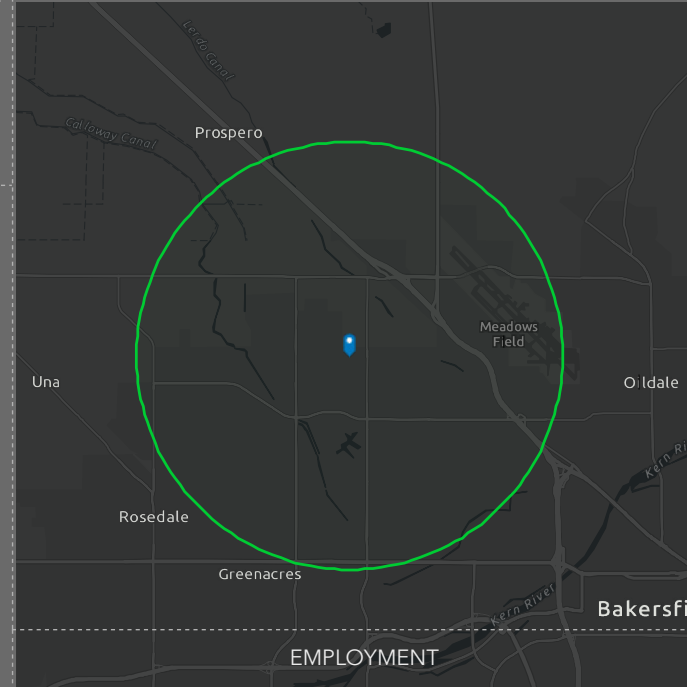
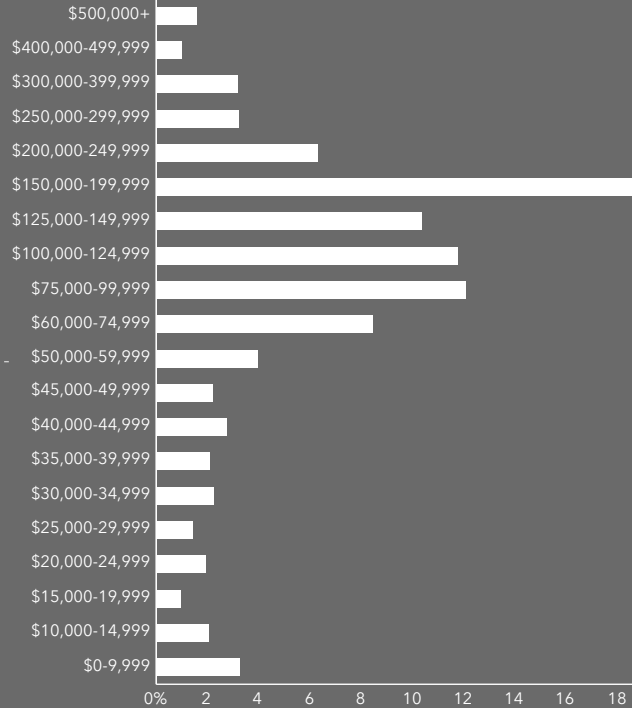


\$44,799
Per Capita Income



\$400,246
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



67.4%

White Collar



18.3%

Blue Collar



16.8%

Services

5.1%

Unemployment Rate

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April 29, 2026



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Housing Market Characteristics

8505 Snow Road - Bakersfield, CA 93314

Housing Market Characteristics

93312, Bakersfield, California
Ring of 3 miles



\$416,607 ↓

Median Home Value

46.1% lower than California
which is \$773,228



102

Housing Affordability Index



23.2%

Percent of Income for Mortgage



82

Percent of Income for Mortgage (Index)

Age <18 16,328

Age 18-64 39,868

Age 65+ 9,156

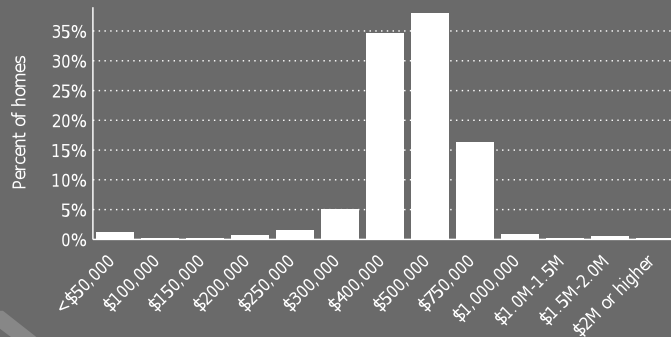
Total Pop
65,352

Pop Growth
0.99%

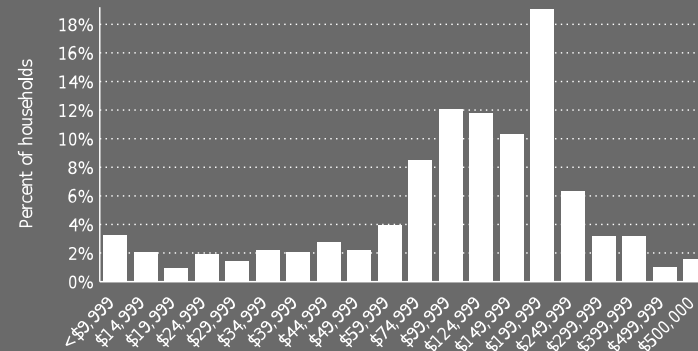
Average HH Size
2.94

Median Net Worth
\$400,246

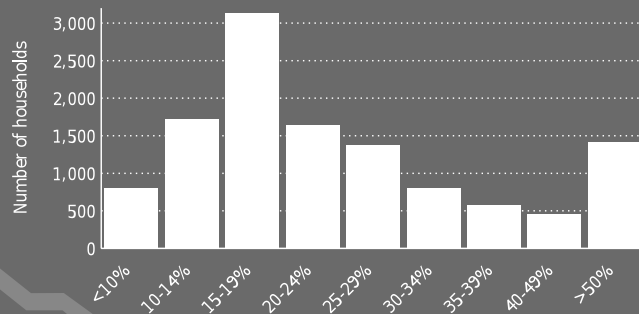
Home Value



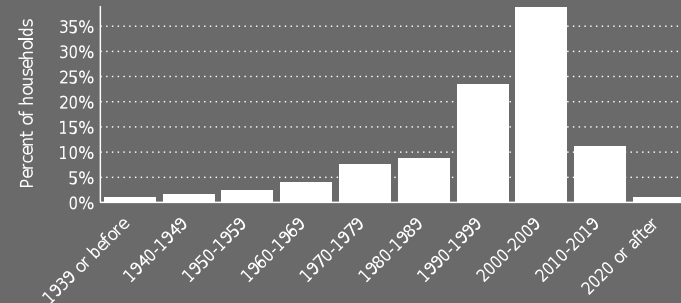
Household Income



Mortgage as % Salary



Year Property Built



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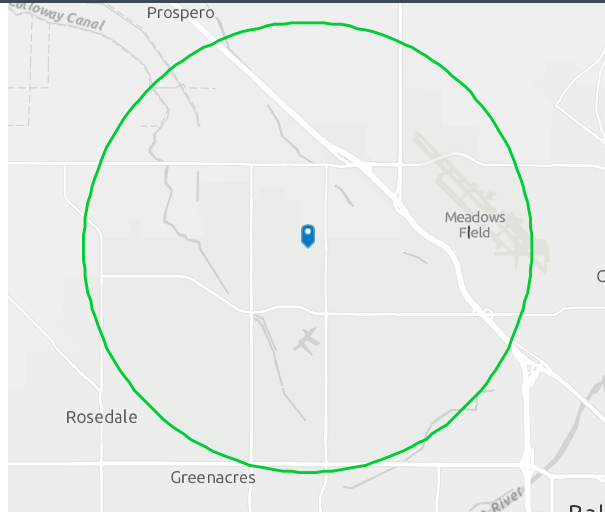


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Population Trends & Key Indicators

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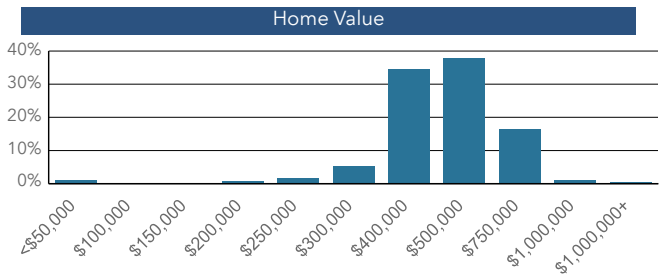
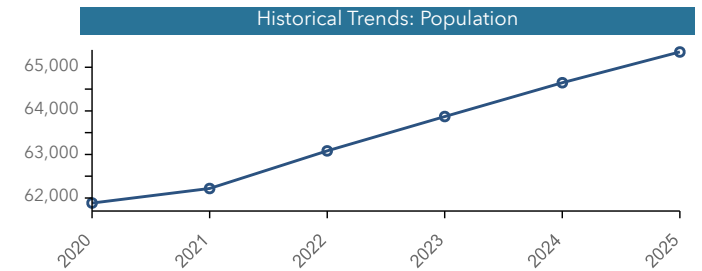
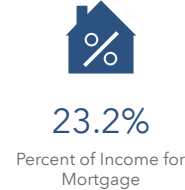
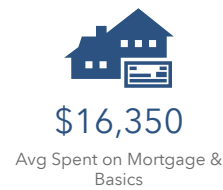


Population Trends and Key Indicators

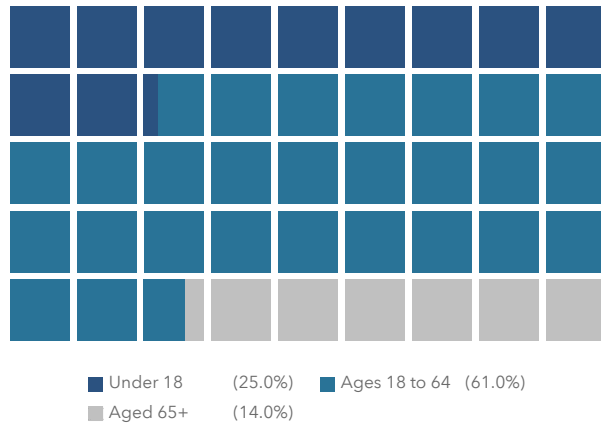
93312, Bakersfield, California
Ring of 3 miles

65,352	22,131	2.94	36.7	\$112,404	\$416,607	111	102	78
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

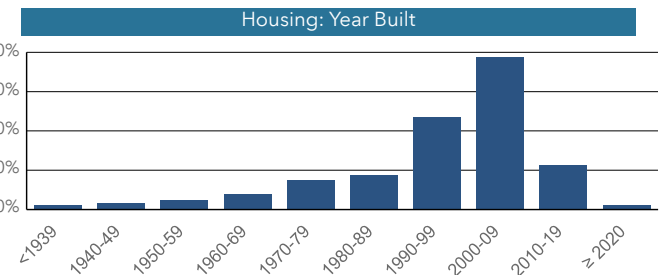
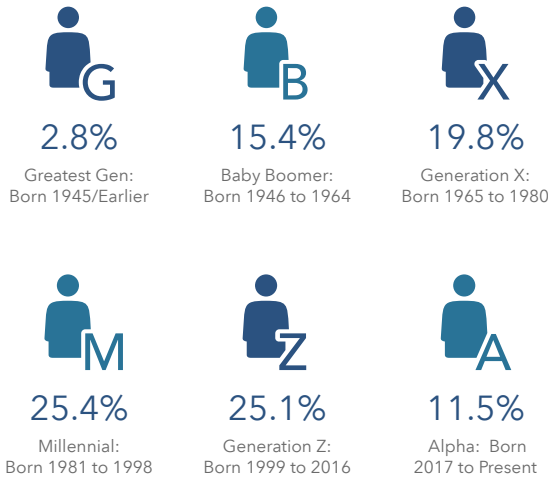
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



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Kern County At A Glance

8505 Snow Road • Bakersfield, CA 93314

KERN COUNTY At A GLANCE

#2 LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#3 in Agricultural
Production Nationwide



#3 in Economic
Diversity
Nationwide





#4 in STEM
Jobs
Nationwide



OVER 50 MAJOR DISTRIBUTION
CENTERS



THE ENERGY CAPITAL OF CALIFORNIA
Largest Provider of Oil & Renewable Energy in the State

75%  **60%** 

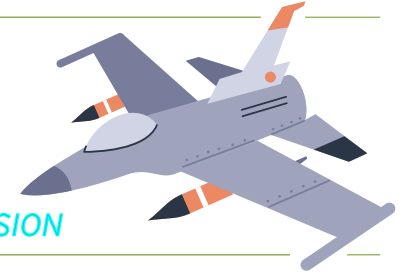


#1 Largest Wind
Project in the
Nation

#1 Largest Battery
Energy Storage
System in the World

#13 Oil-Producing
County in the
the Nation

OVER 50 WORLD'S TECH
"FIRSTS"
NAVAL AIR WARFARE
CENTER WEAPONS DIVISION



1ST INLAND SPACE PORT
IN U.S.

MOJAVE AIR &
SPACE PORT AT
RUTAN FIELD



1ST SPACE SHUTTLE
LANDING

EDWARDS
AIR FORCE
BASE

