

LAND FOR SALE

±0.26 ACRES OF LEVEL LAND IN MARICOPA, CA

334-336 Adeline St, Maricopa, CA 93252



Sale Price

\$45,000

OFFERING SUMMARY

Available SF:	11,326 SF
Lot Size:	0.26 Acres
Price / SF:	\$3.97
Zoning:	RM3 Multifamily
Market:	Bakersfield
Submarket:	SW Outlying Kern County
Cross Streets:	Adeline St & Union St
APN's:	042-066-12-00-1 & 042-066-10-00-5

PROPERTY HIGHLIGHTS

- ±0.26 Acres of Level Land | Secure Location
- (2) Separate Parcels Sold Together
- 100' Wide By 115' Deep (±11,326 SF) | Easy Access
- Seller Carry Financing Available w/ 10% Down!
- Electric, Water, & Sewer All In Place For Development
- Alley Access From East of Property | Flexible Zoning
- Private Setting Minutes Away From Taft, CA
- Paved Road Frontage Access from North & East
- Quick Access from West Side Hwy & Union St
- North and South Bound Freeways Nearby
- Close Proximity to Maricopa Airfield

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PROPERTY DESCRIPTION

Two separate lots totaling ±0.26 AC (±11,326 SF) located in central Maricopa, CA directly off CA-33. This property features paved road frontage from the north and east, the electric pole is on the south alleyway/corner of the property, sewer is nearby, & the water is at the street (will serve letter received from West Kern Water Agency). Zoned R-3 and surrounded by R-1, making this parcel a uniquely flexible zoning that can allow for a premanufactured home, single family residences, 6-plex multifamily units, and may more concepts. Easy access from Maricopa Hwy (CA-166) within 0.05 miles of Highway 33. Just minutes to Taft, Dustin Acres, Pentland, & Hazelton. Seller will carry loan at reasonable terms with only 10% down!

LOCATION DESCRIPTION

The property is located north of Union Ave, east of Adeline St, south of Bush St and west of West Side Hwy. With perfect access to CA-33 & CA-166 it offers beautiful views as well as a secure and private location. Maricopa is a city in Kern County, California. Maricopa is located 6.5 miles south-southeast of Taft, at an elevation of 883 feet. The Carrizo Plain is located to the northwest, and the enormous Midway-Sunset Oil Field, the third largest oil field in the United States, is adjacent on the north and east.



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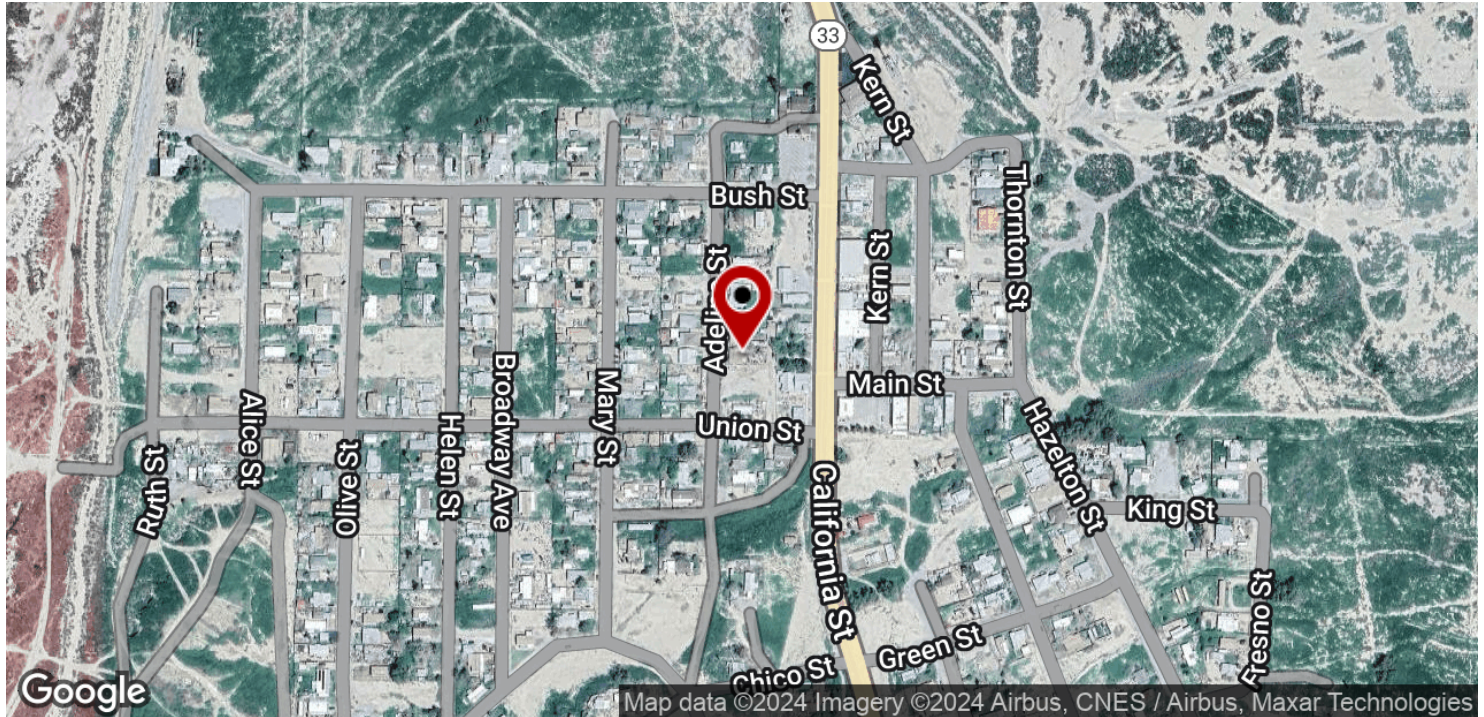
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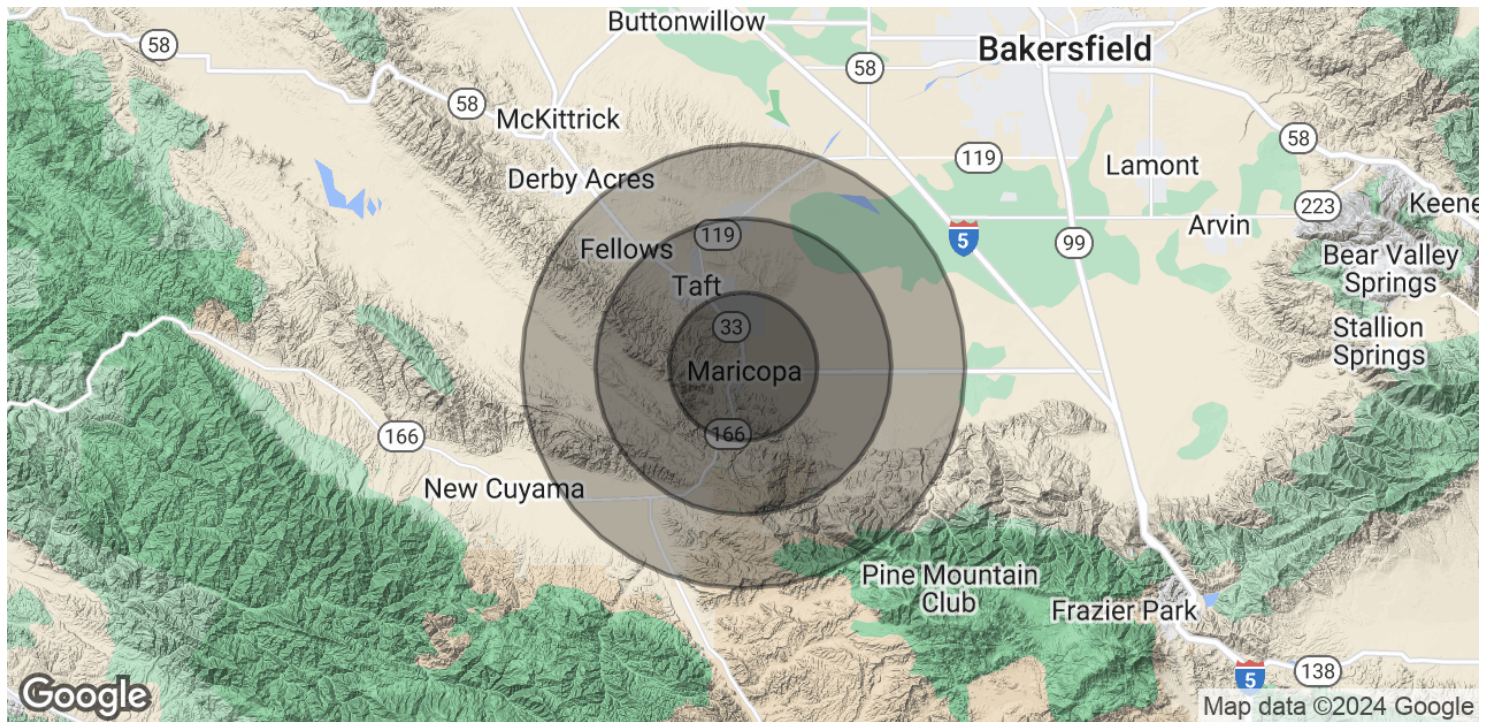
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	1,692	20,437	21,870
Average Age	34.9	34.3	34.7
Average Age (Male)	35.5	34.4	34.8
Average Age (Female)	36.4	34.2	34.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	659	8,005	8,549
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$46,261	\$50,410	\$50,655
Average House Value	\$91,528	\$142,872	\$146,536
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	42.7%	41.0%	40.7%

2020 American Community Survey (ACS)

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