

11.67±
ASSESSED ACRES

KETTLEMAN HWY OPEN GROUND

KINGS COUNTY, CALIFORNIA

\$1,692,150

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY
HIGHLIGHTS:**

• JUST SOUTH OF
KETTLEMAN CITY

• HWY 41
FRONTAGE

• ZONED HIGHWAY
COMMERCIAL

PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Highway commercial property located along SR41, at the intersection with I-5 in Kettleman City, CA. This 11.67± acre parcel is ideally located at the mid-point between Los Angeles and San Francisco, and between Fresno and the coast. With excellent highway access and visibility, it offers a strong strategic advantage for many types of companies.

The site provides existing infrastructure and a perfect location, ideal for both service and distribution industries. Its prime frontage and proximity to major transportation corridors make it a rare opportunity for investors or developers seeking high-traffic exposure in the Central Valley. With its flat topography and versatile zoning potential, this property is perfectly suited for any highway-oriented or highway-dependent business.

LOCATION

Located approximately 1.5 miles south of Kettleman City, west of Hwy 41. The California Aqueduct runs just off of the eastern boundary of the subject parcel.

SOILS

Property consists of primarily Grade 2 soils.

LEGAL

Kings County APN 042-150-064-000. Located in a portion of Section 30, T22S, R19E, M.D.B.& M. The property is not located within the Williamson Act.

ZONING

Zoned CH (Highway Commercial).

WATER

Located within the Kettleman City Community Service District and in the Southwest Kings GSA.

PRICE/TERMS

\$1,692,150 cash at close of escrow.

NOTE

Owners receive income from 2 billboards on the subject property totaling \$550 per month.



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PROPERTY OVERVIEW



BOUNDARY LINES ARE APPROXIMATE



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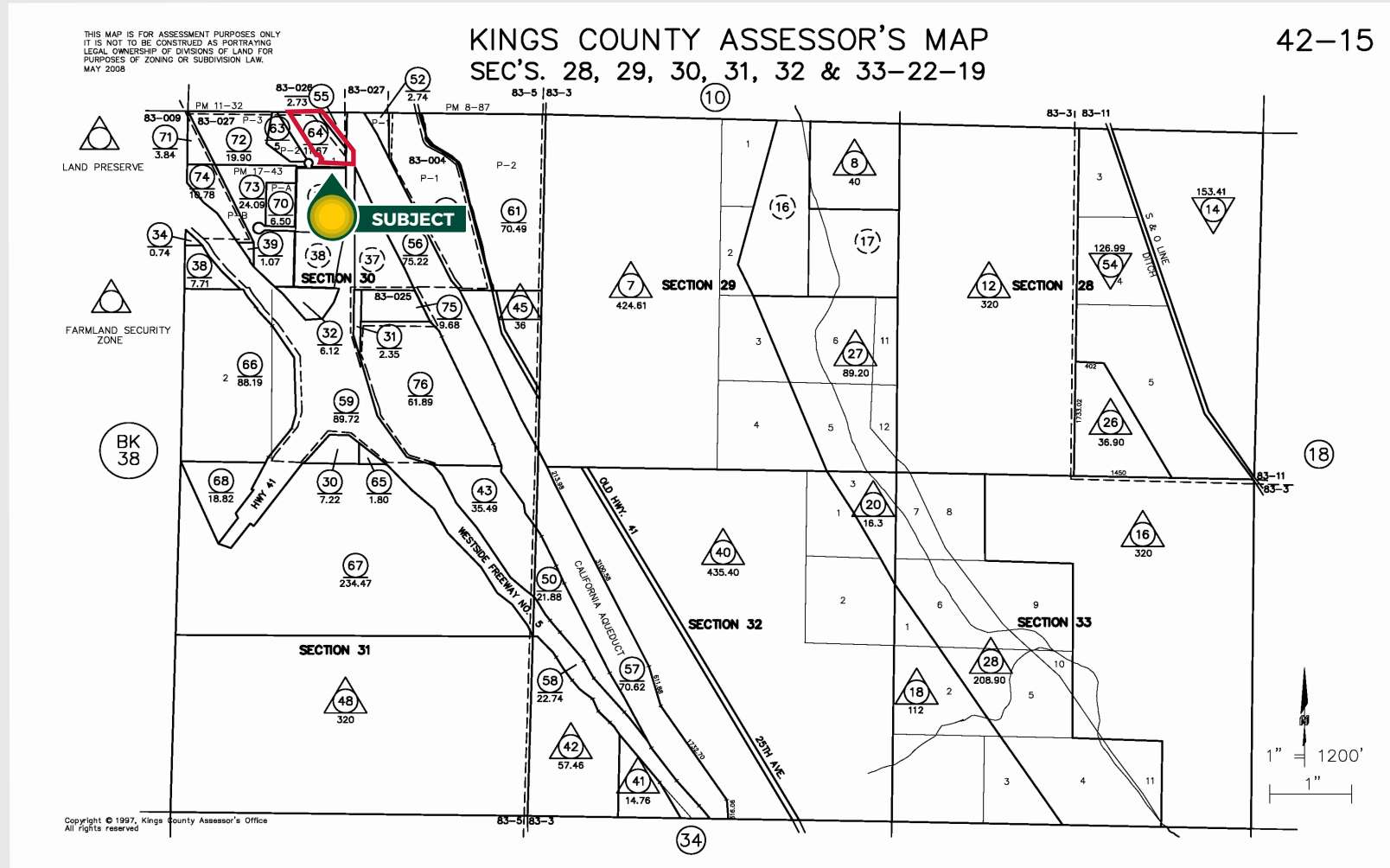
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PARCEL MAP



PROPERTY PHOTOS



PROPERTY RENDERINGS



Artist rendering for truck stop
on subject property



Artist rendering for warehouse
on subject property

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THE CENTRAL VALLEY**

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