

CVCB



CENTRAL
VALLEY
COMMERCIAL
BROKERS, INC

FOR SALE

1777 S. Comanche Dr.

APN: 189-340-51 & 189-340-54

SELLER FINANCE AVAILABLE!



Property Details

- Offered at \$2.8 Million
- Total land: 22.6 Acres
- Smaller parcel options: 3 Acres, 10 Acres, or 9 Acres
- 3 Acres - \$1 Million
- 10 Acres - \$1.2 Million
- 9 Acres - \$1.1 Million
- M-2 Zoning
- Master plan approved by the city of Arvin
- Fully Entitled
- CEQA – complete
- Phase 1 & 2 – clean
- Traffic Study - complete



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CA RE #01972531 • 661.404.4090 Office •
930 Truxtun Ave., Suite 101 Bakersfield, CA 93301

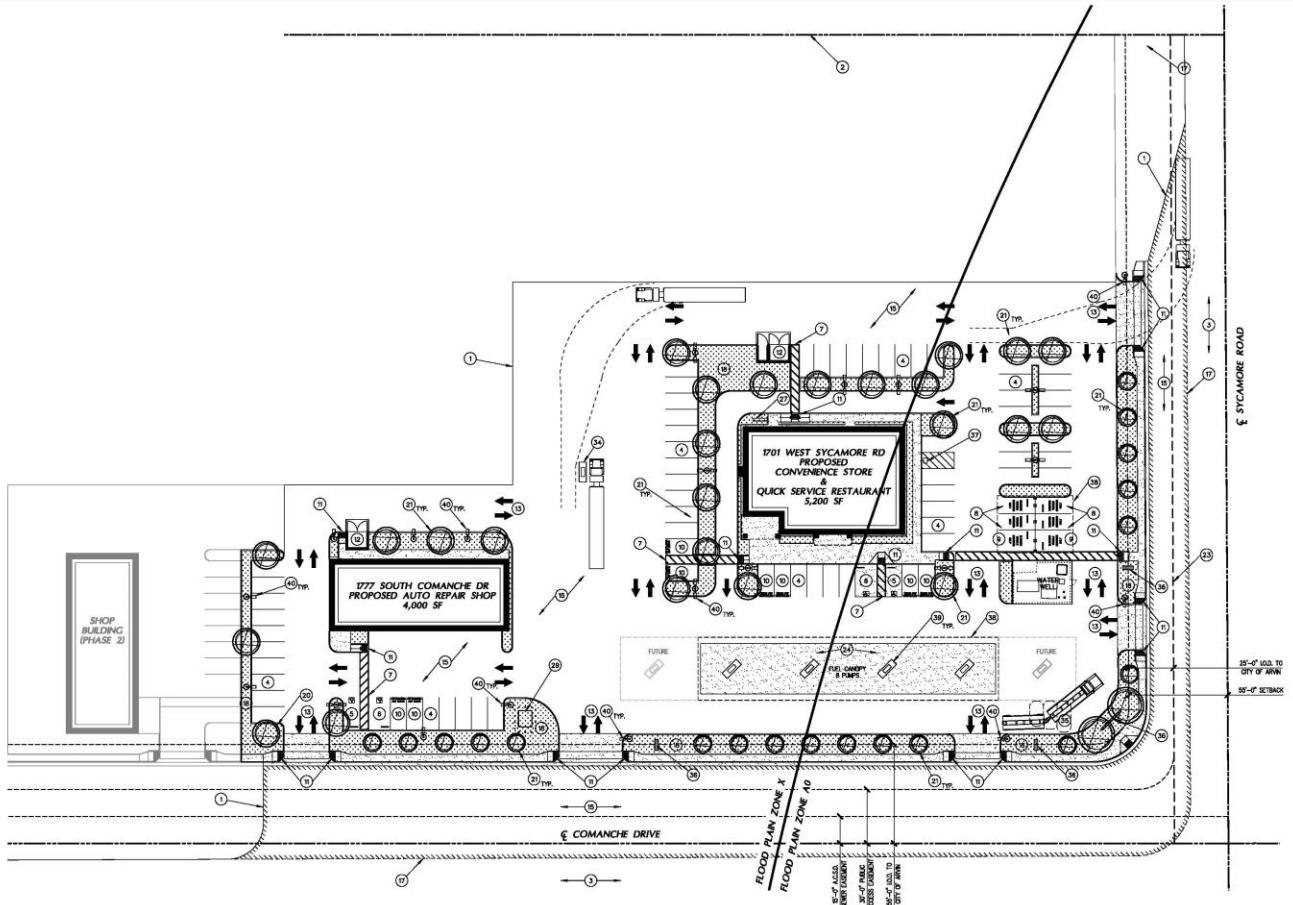
The information contained herein may have been obtained from sources other than CVCB. We have not verified such information and make no guarantees, warranties, or representations about such information. It is your responsibility to independently confirm its accuracy and completeness prior to purchasing/leasing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



Welcome to Arvin

Accelerate your next development with this fully entitled, shovel-ready opportunity in one of the Central Valley's fastest-growing markets. Featuring **approved CEQA clearance, approved gas station plans, a new sewer line already installed, and utilities adjacent to the site**, this property is primed for faster delivery with reduced development risk.

Available as individual parcels or a larger assemblage, the Industrial-zoned site is ideally positioned to serve expanding residential growth and future development, including **100 additional acres** to the west. An ideal location for a commercial gateway featuring fuel, retail, and service businesses, as well as other complementary uses.



Conceptual Master Site Plan
Scale 1" = 80'-0"



Conceptual Master Site Plan

Project:
SME Corner
Comanche Dr. & Sycamore Rd.
Arvin, CA

Consultant:

GILMAR
Design-Construction Services

Gilbert M. Wong
Architect
C 12507
808 JAMES CT
BAYVIEW, CA 94022
(415) 831-2254
Fax: (415) 831-2254
www.gilmar-sd.com

CONCEPTUAL MASTER SITE PLAN

DATE	BY	REVISION
11.8.20	SK	1
DATE	BY	REVISION
11.8.20	SK	1
DATE	BY	REVISION
11.8.20	SK	1

SK-1

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Aerial Map of Arvin



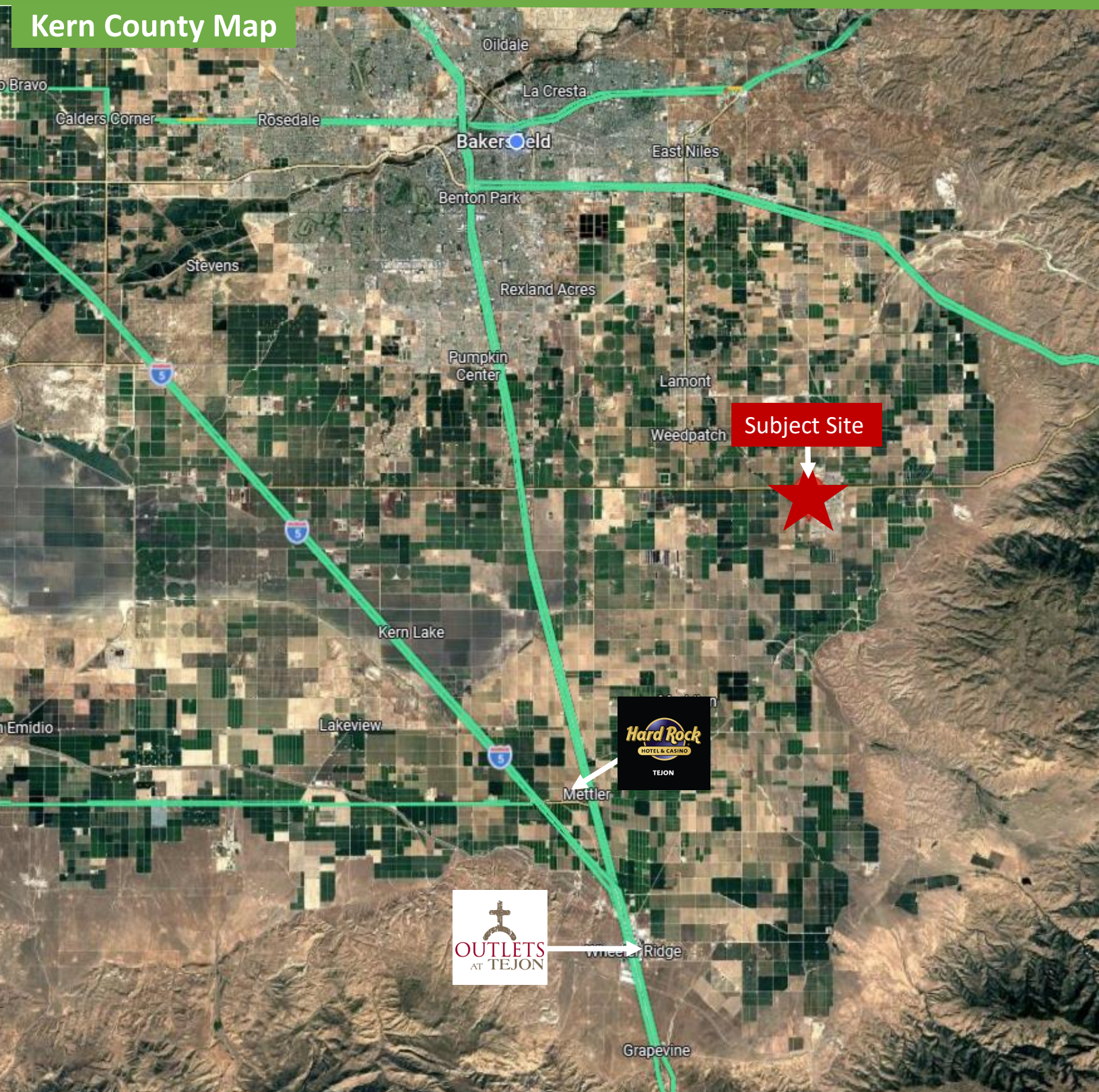
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Kern County Map



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