



LEGACY & LAND
GROUP

±40 ACRES AVAILABLE

Morning Dr & Paladino Dr
Bakersfield, CA

Paladino Development

Approved Tentative Map

Ready to Develop



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Paladino Development | ±40 Acres | Bakersfield, CA

Positioned in east Bakersfield at the base of the foothills, this approved tentative map sits between established residential communities and the region's next wave of development. Ongoing construction in the surrounding area underscores the site's placement within a clear growth trajectory.

The property also benefits from proximity to some of the area's most desirable recreational amenities, including Lake Ming, the Kern River, and nearby golf courses. Scenic views, open space, and access to outdoor recreation enhance the long-term appeal for future residential use.

With new elementary and JR highs right down the street the property remains just minutes from Bakersfield proper, providing convenient access to major roadways, shopping, and everyday services—striking a balance between accessibility and lifestyle.

This property has an Approved Tentative Map with 72 Residential Lots that have a density overlay approval to be converted to multi-family. The map also includes 20+ acres of commercial land that could be developed or parcelled off and sold.

Property Overview

Paladino Development Property | ±40 Acres | Bakersfield, CA

PROPERTY HIGHLIGHTS

- ±40 acres across two contiguous parcels in east Bakersfield
- Positioned within one of Bakersfield's fastest-growing residential corridors
- Adjacent to existing neighborhoods and active residential development
- Approved tentative map for single family residence or multifamily with 10 acres of commercial
- Located directly in the path of expansion toward the foothills
- Surrounded by established subdivisions with continued outward growth
- Proximity to recreational amenities including Lake Ming and the Kern River
- Scenic foothill views and natural landscape enhance long-term appeal
- Flexible investment opportunity with both near-term and long-term upside

LOCATION

- Located in east Bakersfield, CA (Kern County)
- Situated at the base of the foothills in a high-growth expansion zone
- Adjacent to existing residential communities and new construction
- Easy access to Bakersfield proper, schools, and major roadways
- Close proximity to Lake Ming, Kern River, and local outdoor recreation
- Positioned within a clear path of continued residential development
- 10 minutes to central Bakersfield
- Convenient access to regional highways and infrastructure



*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

ADDITIONAL IMAGES



Local Amenities

SHOP

- 01 East Hills Mall
- 02 Golden State Mall
- 03 Downtown Bakersfield
- 04 Albertsons Plaza on Mt. Vernon Ave.
- 05 CVS Shopping Center on Mt. Vernon Ave.
- 06 Lowe's Shopping Center on Columbus St.
- 07 Valley Plaza
- 08 Bakersfield Plaza
- 09 Village at Town Center

PLAY

- 10 Mesa Marin Sports Complex
- 11 Bakersfield Country Club
- 12 Hillcrest Memorial Park
- 13 Metropolitan Recreation Center
- 14 Beach Park
- 15 Heritage Park
- 16 Kern County Fairgrounds
- 17 Camelot Park
- 18 Hart Park

WELLNESS

- 19 Bakersfield Memorial Hospital
- 20 Kern Medical Center
- 21 Mercy Hospital Downtown

EDUCATION

- 22 Bakersfield College





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For more information, please contact one of
the following individuals:



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- The quality, adequacy, availability, transferability, or cost of surface or well water, or water rights (if any).
- Eligibility to receive irrigation water from any district or other provider.
- The price or amount of irrigation water that may be obtained now or in the future.
- Historical or expected allocations of irrigation water.
- The number of irrigable or arable acres.
- The continued ability of any district to deliver water.
- Whether the property lies within any district's service area.

Water & Property Disclosure

Sustainable Groundwater Management Act (SGMA):

California law requires groundwater basins to be sustainable by 2040. SGMA limits the amount of water that may be pumped from underground aquifers. Buyers should understand that water availability is subject to change and strongly consult with their own water attorney, hydrologist, or other environmental professional.

Additional information is available at:

California Department of Water Resources SGMA Portal:

<https://sgma.water.ca.gov/portal/>

Phone: (916) 653-5791

Buyer Notice:

Federal and state water laws, including SGMA, may significantly affect the availability, cost, and rights to water. Buyers are strongly advised to conduct their own due diligence and not rely on any written or verbal statements by the Seller or Broker.

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