

CALIFORNIA AQUEDUCT

COMMERCIAL

UTICA AVENUE

AGRICULTURAL

INDUSTRIAL



25<sup>TH</sup> AVENUE



# JACKSON RANCH

The Halfway Point Between San Francisco and Los Angeles  
[www.jacksonranchcenter.com](http://www.jacksonranchcenter.com)

ARG AVENUE REALTY GROUP | CUSHMAN & WAKEFIELD

## FOR SALE OR LEASE

Industrial, Commercial, and Agricultural  
Master Planned Development - Up to 2,400,000 SF

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# Why Jackson Ranch?

## Open for Opportunity

Jackson Ranch is approximately 415 acres of fully entitled, master planned development along the Interstate 5 and the existing Utica Avenue off-ramp, with a unique integration of industrial, commercial and agricultural centers aligned to create economic growth.

**As the half-way point between San Francisco and Los Angeles and adjacent to Interstate 5**, Jackson Ranch offers visibility to a high volume of existing motorists who pass by annually. Upon completion, the center will be the only stop to offer food, lodging, a truck stop, and service stations within a thirty-nine mile stretch of the freeway.

**The site is located within a Federal Opportunity Zone**, which was established within economically challenged areas in 2018 to encourage job growth and investment. This designation offers tax incentives over a ten-year period to businesses that located and expand within this designation area.

Interested to learn more?

[Explore the Jackson Ranch Specific Plan](#)



# Why Jackson Ranch?

## Diverse Land Uses Offer Incredible Opportunity

### Industrial

Expansion and diversification of the local economy is envisioned through the implementation of Innovation Center uses, encompassing approximately 114 acres. A variety of uses are allowed within this designation, including commercial, office, light industrial, education, and medical facilities. The approved development regulations allow site development flexibility to respond to changing market conditions and demands.

### Commercial

Approximately 27-acres, the commercial space will include a ten-acre truck stop, fast food and sit down restaurants, two hospitality locations, two service stations, a retail center, and an open green area park for travelers to rest and refresh.

### Agricultural

Approximately 64 % of the plan area is devoted to agriculture & clean energy uses that are compatible to the Specific Plan design. Crops cultivated historically on the site include almonds and pistachios. An airstrip landing is another approved possible amenity.





# Perfectly Positioned.

## The only full-service stop within a 39-mile stretch of freeway

Jackson Ranch is located southwest of Utica Avenue and Interstate 5 off ramp and consists of approximately 415 acres halfway between San Francisco and Los Angeles. The site is approximately seventy miles northwest of the City of Bakersfield, and seventy miles southwest of the City of Fresno, within an unincorporated area of Kings County, California.

The Specific Plan aims to establish a high-quality refreshing and rejuvenating stop for motorists driving between Los Angeles and San Francisco, creating a convenient stop along Interstate 5 where provisions for fuel, food, or other travel-related services can be provided.

**Over 15 million vehicles  
travel I-5 each year**



# Perfectly Positioned.

## Central Location with Strong Demographics

**Jackson Ranch is well-positioned for new warehouse/distribution center operations. The key strengths of the opportunity include:**

**A central regional location** between the Bay Area and Los Angeles providing favorable transportation and logistics characteristics along Interstate 5;

**A young and growing population**, indicating the area is well-positioned for warehouse/distribution center employment growth;

**Potential labor surplus** by attracting the region's unemployed residents to warehouse/distribution center job opportunities;

**Favorable characteristics for entry-level and part-time labor**, including a high concentration of part-time college student enrollment and a median age well-below the U.S. average;

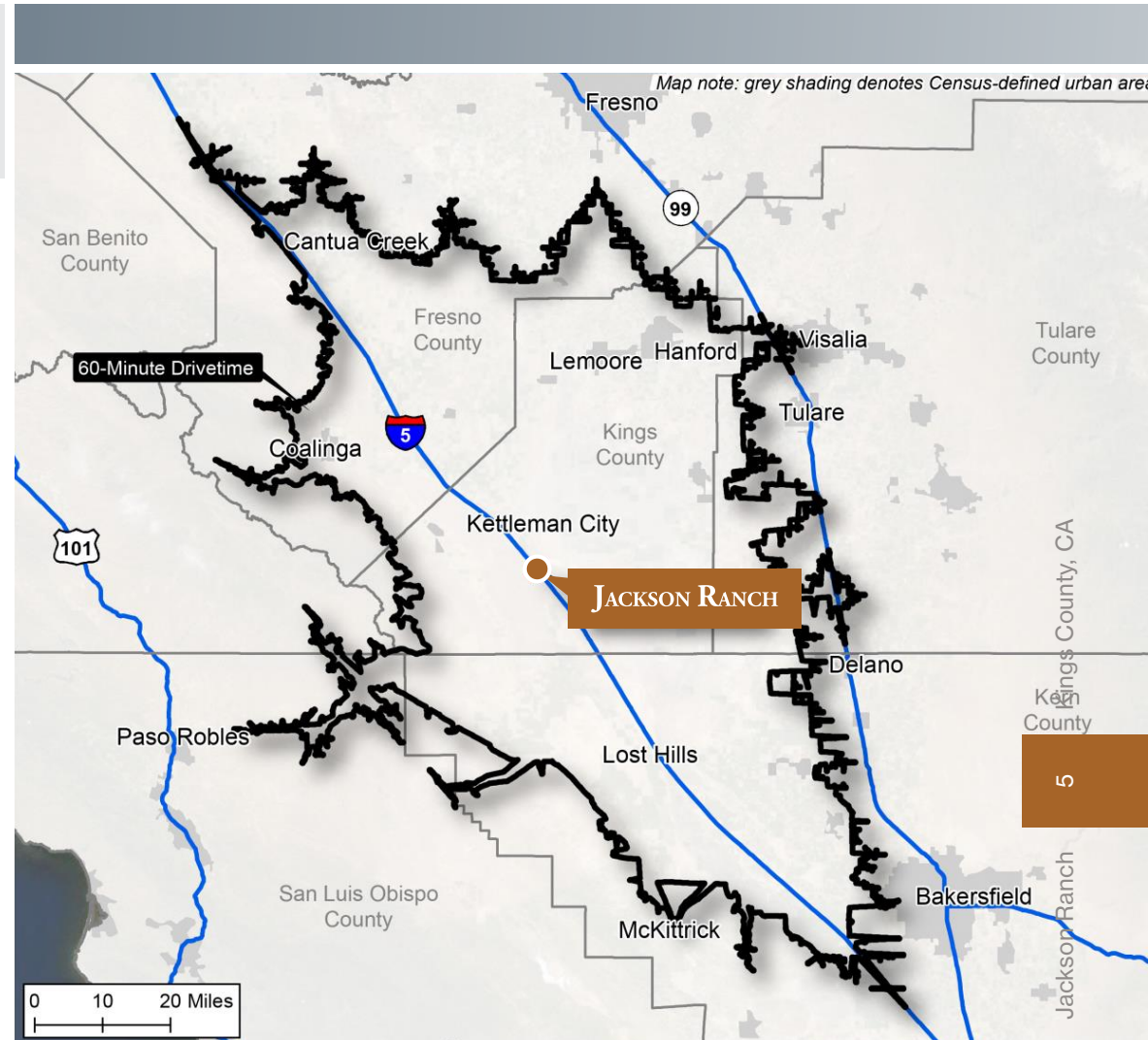
**Lower warehouse wages** which are ~7% below the California state average; and

**Favorably low affluence attributes and inflation trends**, indicating similar wage offerings will be more attractive at Jackson Ranch when compared to the surrounding region.

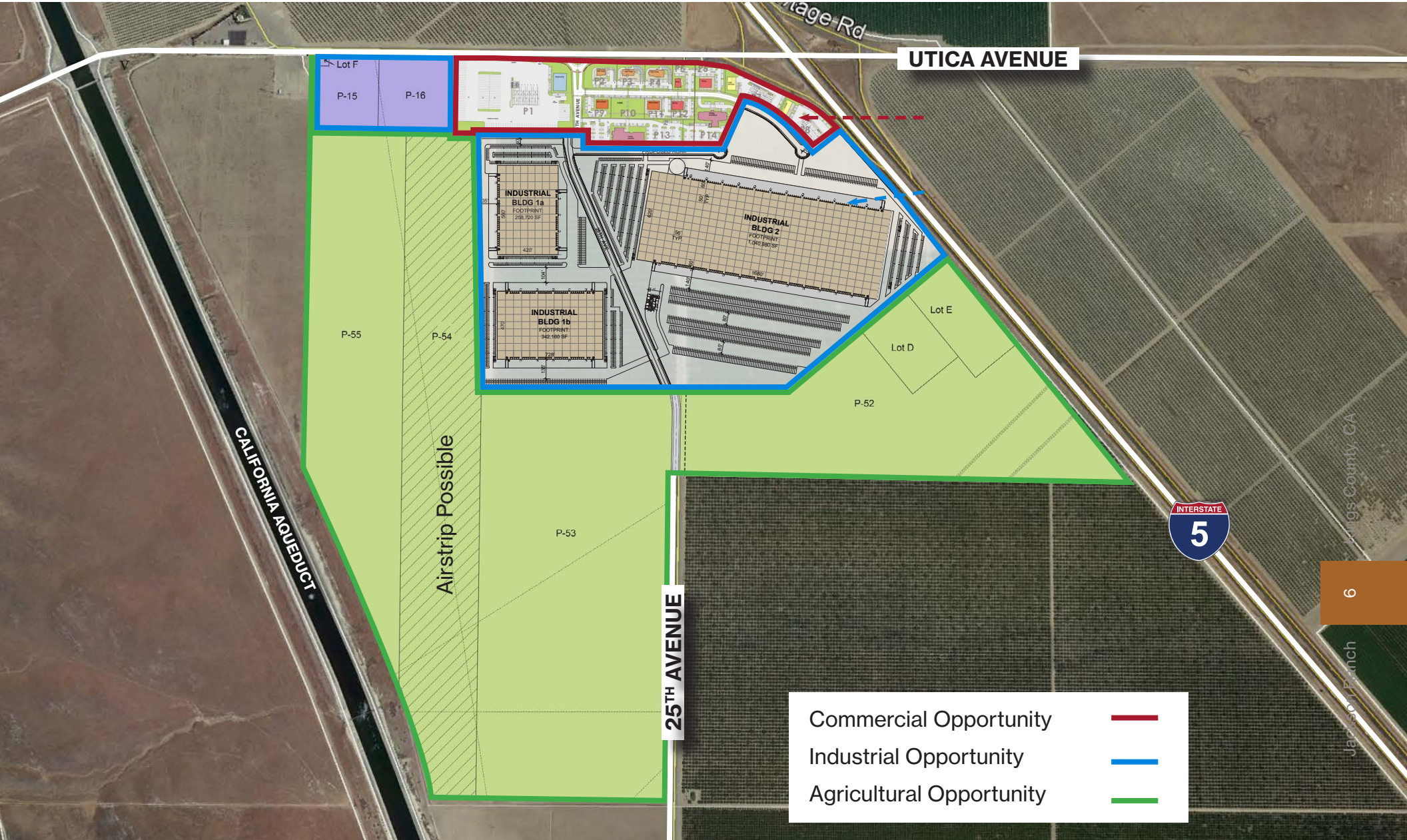
[Labor Study](#)



Source: C&W Strategic Consulting - Logistics & Industrial Service Line



# Site Plan.



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Airstrip Possible

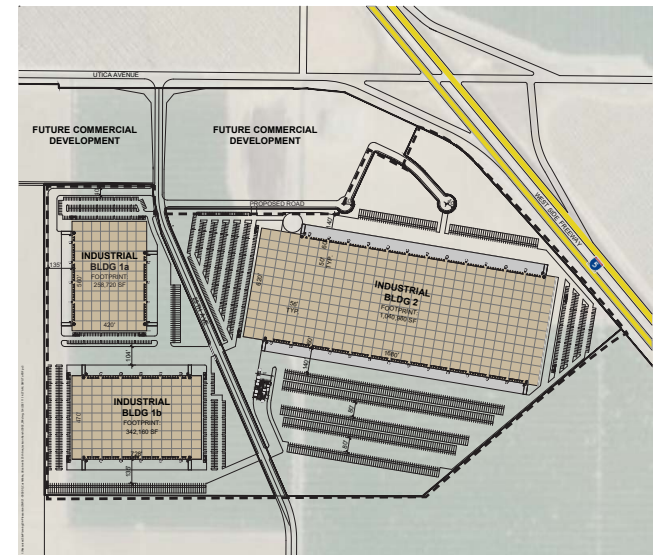
25TH AVENUE



Commercial Opportunity	—
Industrial Opportunity	—
Agricultural Opportunity	—

# Master-planned.

## Industrial Opportunity



### Opportunity Highlights

- Up To 2,400,000 SF of development possible
- Zoning allows for a variety of uses, including: commercial, office, light industrial, education, and medical facilities
- Flexible configuration available

### Proposed Layout

3 buildings, totaling 1,641,860 SF of innovative and industrial or 114 acres of land.

#### Options

Building 2	Building 1 A	Building 1 B
• 1,040,980 SF	• 258,720 SF	• 342,160 SF
• 620' x 1,680'	• 560' x 420'	• 470' x 728'

#### Brochures

Or

#### 114 Acres

Future development is customized to meet your needs. Below are proposed state-of-the-art features to consider for the approximately 43 or 71 acre parcel:

- ESFR K-25 sprinklers
- 38 – 50' Warehouse Clearance
- 100% Secure Truck Yard with Gated Entrances
- Expandable Truck Loading and Parking
- Heavy Power
- Thick warehouse flooring

# Master-planned.

## Commercial Opportunity



1 TRUCK STOP



2 RESTAURANT PADS



2 HOTELS



3 FAST  
FOOD PADS



2 GAS STATIONS



3 RETAIL PADS

# Modern farmhouse.

**A contemporary interpretation of rural American architecture**

**Jackson Ranch will be developed in a modern farmhouse style.**

A contemporary interpretation of rural American architecture, the modern farmhouse style utilizes recognizable traditional forms like silos, barns, sheds, granary towers, wells and front porches. Roofs are typically medium to high pitched, and elevations feature large openings patterned after functional agricultural structures. Typical materials exemplifying the textures of the style are corrugated metal, wood, stone, and board and batten siding.



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