

**COMM LOTS AND LAND  
Comm Lots and Land  
Active**

**List Price: \$2,288,000**

**MLS#: 41121329**

**1250 W Cardella Rd**

**MERCED CA 95348**

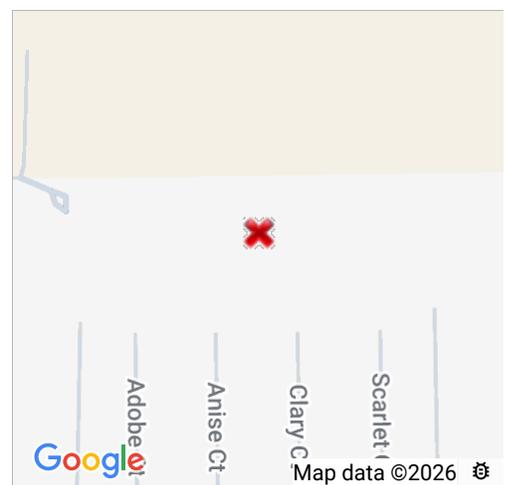
**Merced**

**List Date: 1/19/2026 Orig Price: \$2,300,000**

**COE Date: Off Mkt:**

**Pend Date: Sold Price:**

**DOM: 9 CDOM: 9**



**Print/Email:**

**Property Information**

**Lot SqFt:** 370,833  
**Lot Acres:** 8.510000  
**List \$/SqFt:** \$6  
**Price per SqFt:** \$6.17  
**APN:** 206-030-017-000

**Developer Lot#:**  
**Surveyed:** No  
**Corner Marked:** No  
**Building Pad:** No  
**Mineral Rights:** No

**Owners Name:**  
**Assessments:** No  
**Paid By:** Seller  
**Offered For Lease:** No

**D/N/S:** MEADOWS

**Zoning:**

**Directions:** via El Redondo Dr

**Census Tract:**

**Point of Sale Ordinance:** No

**Cross Street:** Horizon Ave

**City Transfer Tax:** No

**Lot Dimensions**

**Front Lot Dimensions:** N/A

**Side 1 Lot Dimensions:**

**Other Lot Dimensions:**

**Rear Lot Dimensions:**

**Side 2 Lot Dimensions:**

**Other 2 Lot Dimensions:**

**Listing Information**

**List Type:** Excl Right

**List Agt:** Ivy Yueh - 510-816-0113

**List Office:** BayOne Real Estate Inv Corp

**Co-List:**

**Disclosures Link:**

**Board ID:** BAY EAST

**Special Information:** None

**List Service:** Full Service

**Associated Docs:** 7

**yueh@email.com**

**DRE:** 02074110 **Broker DRE:** 02074110

**Agent Hit Count:** 3

**Client Hit Count:** 0

**Public Remarks**

This 8.51-acre gross (7.66-acre net) site in North Merced, at 1250 W. Cardella Road, is fully entitled to a 160-unit apartment complex, or roughly 18 units per acre. On December 17, 2025, the City of Merced granted the project's Conditional Use Permit, significantly lowering the risk of entitlement and timing. With 276 parking spots, guarded entry, and compliant emergency access, the preliminary site plan shows effective land use with a balanced unit mix among two- and three-story buildings. A clubhouse, swimming pool, dog park, and open green space are just a few of the planned facilities that improve long-term asset value and tenant appeal. The project is well-positioned to take advantage of ongoing residential demand in a developing North Merced submarket.

**\*\*\*Confidential Remarks\*\*\***

Disclosures are available upon request. Property is part of a 1031 Tax-Deferred Exchange. Seller's agent is related to Seller.

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**Provided By:** Ivy Yueh

**DRE:** 02074110

**01/28/2026**

