

LAND FOR SALE

±16.40 ACRES OF VACANT RESIDENTIAL LAND IN DOS PALOS, CA



8264 Shain Ave, Dos Palos, CA 93620



Sale Price

\$650,000

PROPERTY HIGHLIGHTS

- ±16.40 Acres (±714,384 SF) of Residential Development Land
- 68 Single Family Residential Lots In Projected Tentative Map
- City of Dos Palos Will Provide Water & Sewer Service To All Lots
- North & South Bound Traffic Generators Near Highway 33
- Free And Clear Parcel Ready For Developers Concept
- Prime Development Location Near Scenic Foothills
- Situated Near Existing Newer Housing Developments
- CA-152 On/Off-Ramps Located 5 Mile North Of Property
- Convenient and Close Highway Access
- Parcel Is Located Between CA-99 & I-5 Freeways
- Regional Retail Developments Just Minutes Away

OFFERING SUMMARY

Available SF:	±714,384
Lot Size:	16.4 Acres
Price / Acre:	\$39,634
Zoning:	Residential (R-1)
Market:	Outlying Merced County
Submarket:	Merced County
Cross Streets	Shain Ave & Elgin Ave
APN	014-110-023 & 014-110-024

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PROPERTY DESCRIPTION

Prime residential development land totaling ±16.40 Acres (±714,384 SF) on Shain Ave in Dos Palos, CA. The projected tentative map shows the potential to develop a subdivision that contains 68 single family residential lots. The city of Dos Palos will provide water and sewer service to all lots along with maintaining storm drainage facilities. The parcel is located just off Highway 33 which provides quick access to the CA-152 on/off ramps with easy access to surrounding cities such as Los Banos, Firebaugh, Mendota, Merced, Madera, & many others! Roadways leading to the property from neighboring developments are in place and the land is a blank and clean canvas for flexible concepts. Nestled in the heart of south Dos Palos, CA, this residential development land presents a prime opportunity for urban expansion. The parcel, with its expansive layout and prime location, presents an opportunity to develop a vibrant residential community. Located near city amenities and with convenient access to major roads, this land invites developers to build a well-integrated neighborhood, making it an excellent choice for future homeowners in the expanding Dos Palos area



LOCATION DESCRIPTION

Two parcels totaling ±16.40 acres of residential land located south of Christian Ave, east of Reynolds Ave, north of Shain Ave, & west of Elgin Ave in Dos Palos, California. The site is located just off Highway 33 which provides quick access to all neighboring cities. Dos Palos is located in Merced County, a mostly rural county located in the northern San Joaquin Valley region of California's larger Central Valley, about halfway between California's main north-south freeways, Interstate 5 and Highway 99. Surrounded by the region's rich agricultural landscapes, Dos Palos provides a peaceful and family-friendly atmosphere.



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Residential Property Analysis 8264 Shain Ave, Dos Palos, CA 93620

Assumptions:

Total Acreage	16.40
Minimum 6,000 SF Lots	
Lot Yield Per Acre Assumption	4.15
Total Lots =	68

Average Home Values

Average Home Size	1,300
Value per Square Foot	\$220.00
Average Home Value	\$286,000

Land Residual Calculation (per lot)

Home Sales Price		\$286,000
Incentives		-\$5,000
Home Construction Cost PSF	\$90.00	-\$117,000
Builder Gross Profit	20%	-\$57,200
Commissions and Closing Costs	5%	-\$14,300
Model Expense @\$150,000 per model	3	-\$6,612
Impact Fees		-\$16,185
School Fees (per square foot)	\$4.10	-\$5,330
Building Permit Fees		-\$2,500
Land Entitlement Costs	\$1,500.00	-\$1,500
Land Development Costs	\$35,000.00	-\$35,000
Residual Land Value Per Lot		\$25,373
Current Land Value (Total)		\$1,726,899
Current Land Value Per Acre		\$105,298.73

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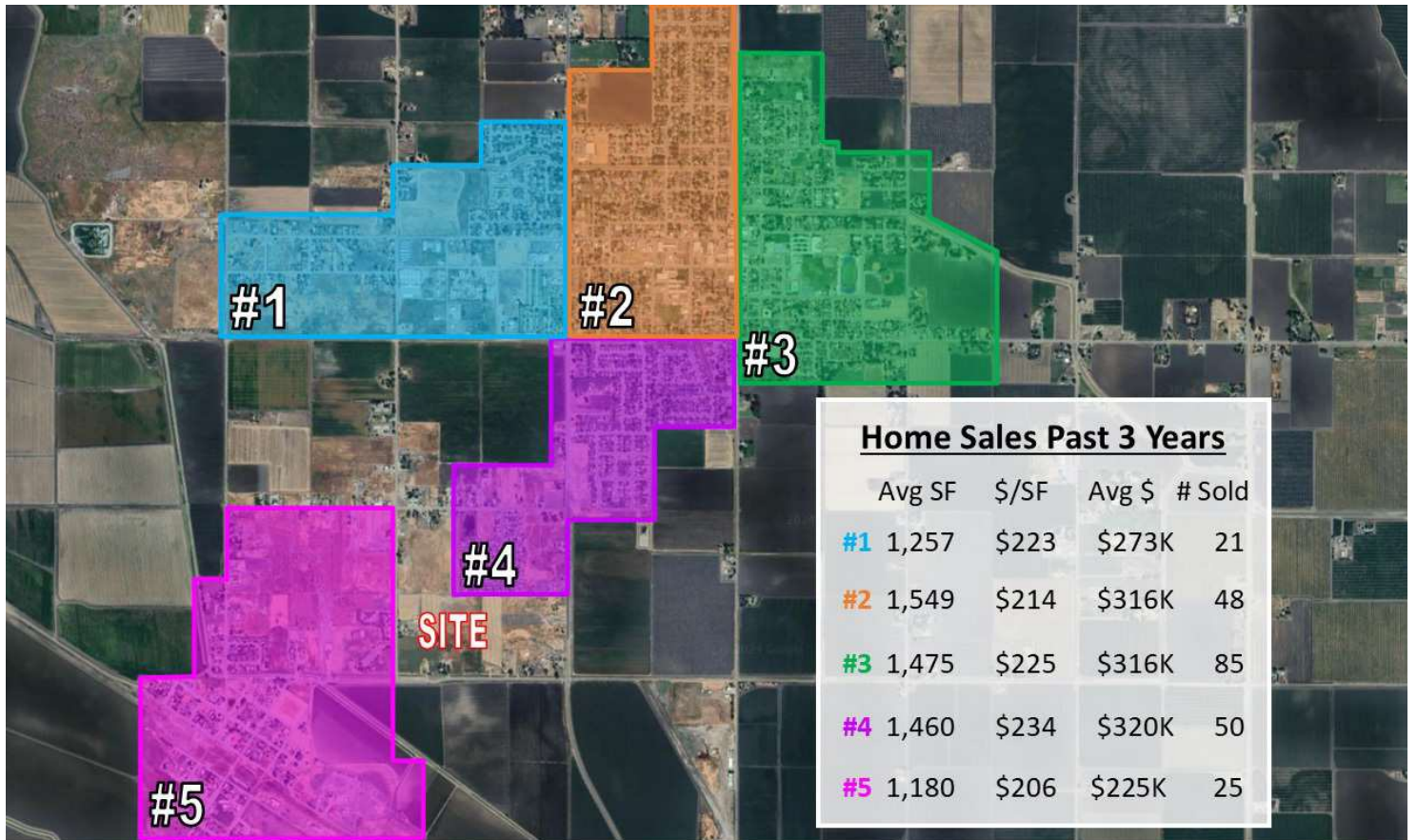
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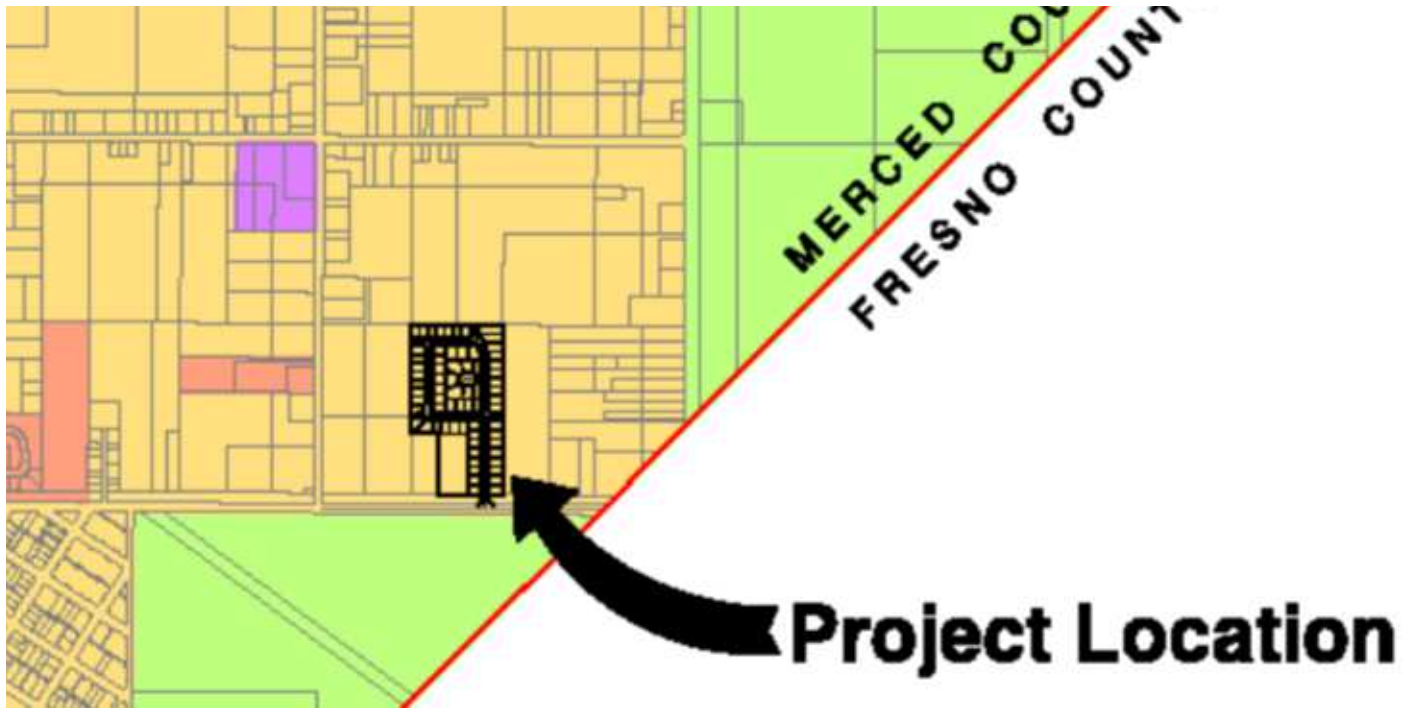
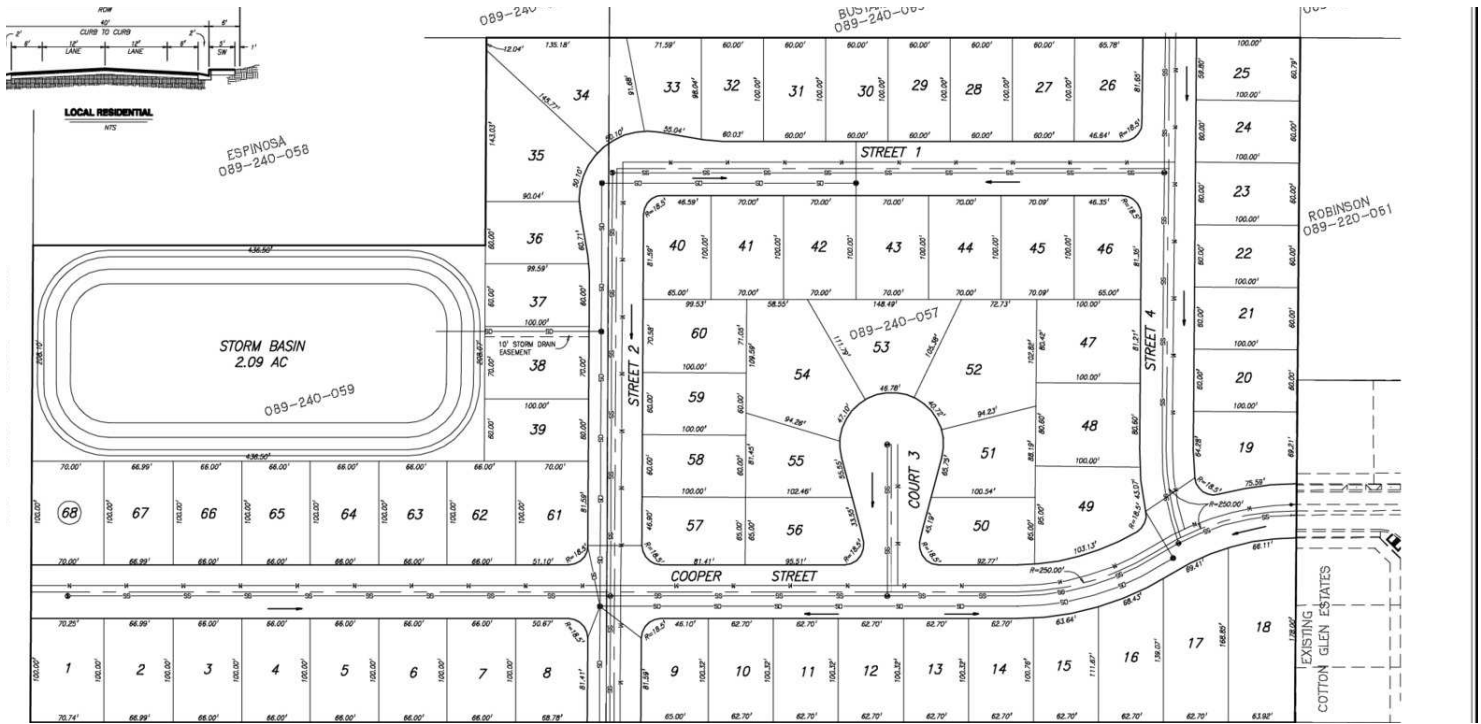
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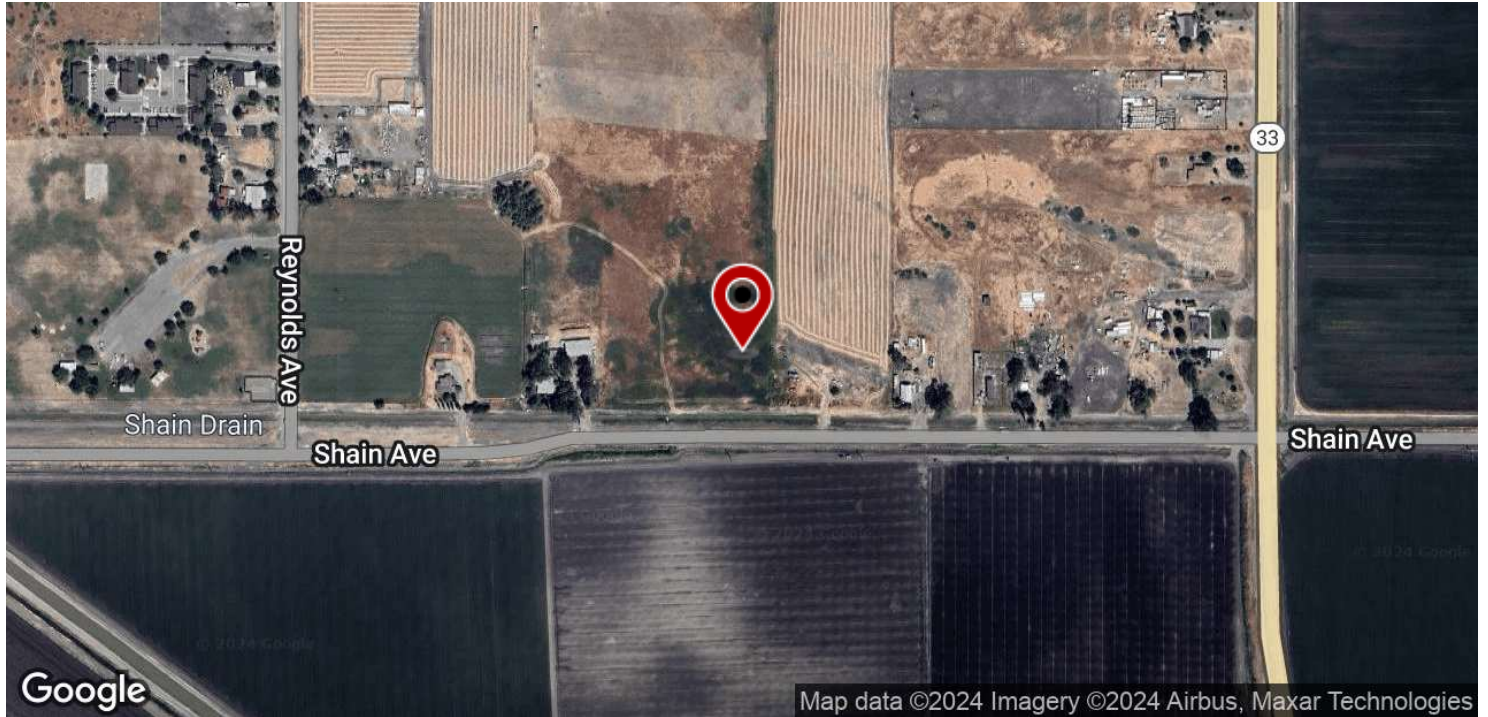
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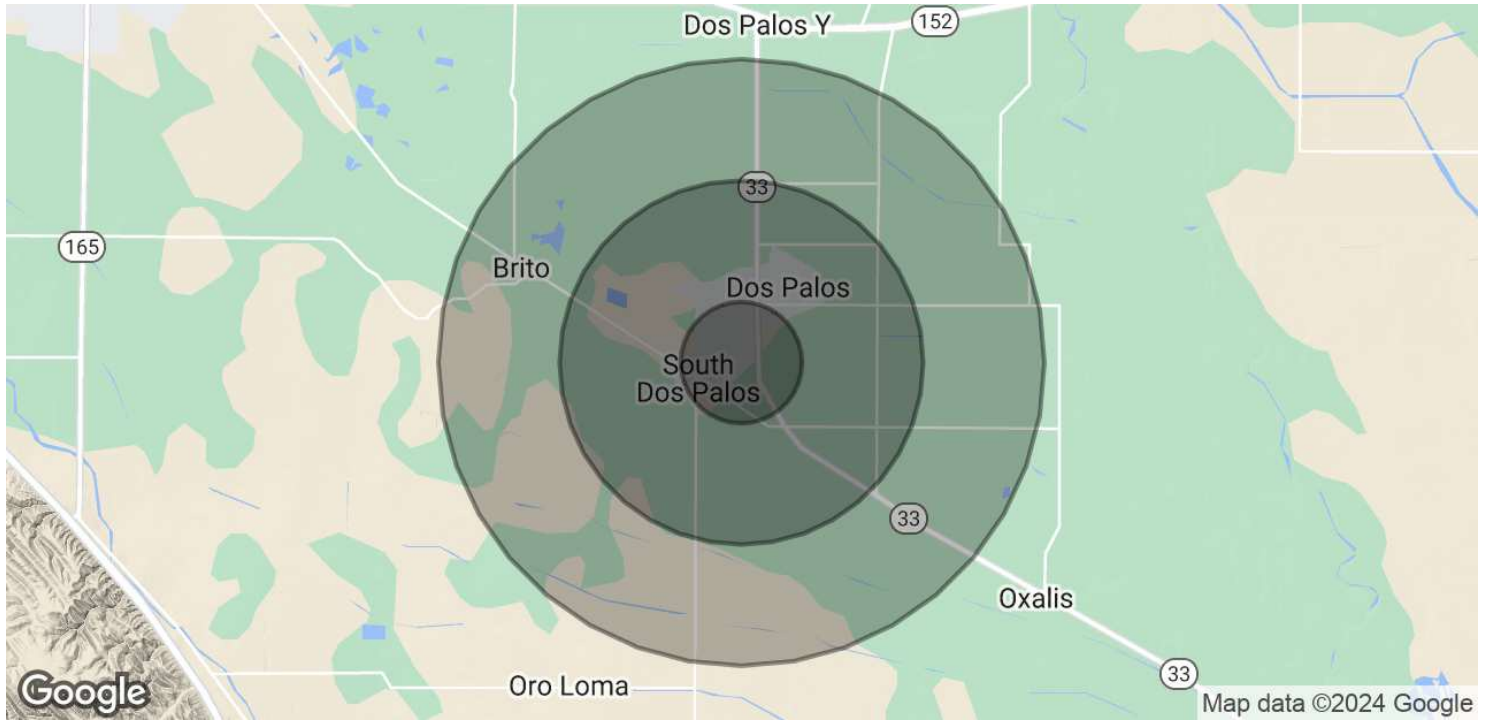
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,001	9,207	10,168
Average Age	34	35	36
Average Age (Male)	33	35	35
Average Age (Female)	34	36	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	794	2,684	2,992
# of Persons per HH	3.8	3.4	3.4
Average HH Income	\$65,951	\$75,893	\$75,623
Average House Value	\$428,410	\$435,547	\$447,955
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	84.4%	77.0%	75.9%

Demographics data derived from AlphaMap

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