

**± 28.7
ACRES**

FOR SALE

23651 HENRY MILLER ROAD • LOS BANOS • CA • 93635-8515



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
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PROPERTY SUMMARY

ADDRESS: 23651 Henry Miller Road • Los Banos

SALES PRICE: \$1,250,000.00

BUILDING SIZE:

LOT SIZE: ± 1,250,172 SF / ± 28.7 AC

COUNTY: Merced County

PROPERTY TYPE: AG/Rural

PARCEL NUMBER: 081-060-055

PROCURING BROKER FEE: 2.5%

PROPERTY DESCRIPTION:

This prime commercial property offers an excellent opportunity for businesses seeking a strategic location with high visibility and accessibility. With convenient access to major highways and transportation routes, this property ensures seamless connectivity for business operations. Whether for investment or owner-user purposes, 23651 Henry Miller Avenue presents a valuable opportunity in the expanding Los Banos market.

FEATURES:

- ±28.7 AC
- Major supply route with close access to HWY 5
- Nearby regional retail
- Nearby large AG related users
- Possibility to sub divide parcel



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PHOTO GALLERY

DRONE PHOTOS



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LAND USE TABLE

Table 2-1
AG Zone Allowed Uses and Permit Requirements

P	Allowed by Right
A	Administrative Permit (Chapter 18.114)
CUP	Conditional Use Permit (Chapter 18.116)
TUP	Temporary Use Permits (Chapter 18.124)
-	Not allowed

Land Use (see Article 8 for land use definitions)	Uses Apply to All Agricultural Zones	Additional Regulations
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Agricultural		
Accessory Agricultural Structures	P	18.32.030(A)
Agriculture	P	
Agricultural Processing Plants	A	18.10.040(A)
Agricultural Chemical Mixing and Storage	CUP	
Animal Confinement Facilities (5 dwelling units or less in the windshed)	A	Ch. 18.64
Animal Confinement Facilities (more than 5 dwelling units in the windshed)	CUP	Ch. 18.64
Commercial Apiary (bees)	A	
Composting Facilities	CUP	
Crop/Orchard/Vineyard Production	P	
Employee Housing, Agricultural (up to 12 units or 36 employees)	P	18.60.090
Fertilizer/Manure Storage Yards	CUP	18.10.040(F)
Fertilizer Plants	CUP	
Poultry Farms	CUP	Ch. 7.08
Ranch/Farm Office	P	
Stock Yards and Feed Lots	A	
Well Drilling Businesses (irrigation and domestic)	P	

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Educational, Institutional, Public Assembly, and Recreational		
Agriculture/Historical Museums	CUP	18.10.040(D)
Game Preserve (private or public)	P	18.10.040(G)
Hunting Clubs	A	
Marina, Boat Dock, or Launch	A	18.10.040(H)
Public Parks and Recreation Areas	P	
Public Stables, Boarding Facilities, Training Facilities, Riding Academies	A	
Recreational Area (private)	CUP	18.10.040(L)
Recreational Vehicle Park	CUP	
Wildlife Management Areas	P	

Manufacturing and Storage		
Agricultural Equipment Maintenance and Storage	P	18.10.040(B)
Agricultural Products, Storage Plants and Yards	A	18.10.040(C)
Energy Generation Facilities, Wind Farms, Biomass Fuel Manufacturing (on-site energy use only)	P	
Energy Generation Facilities, Wind Farms, Biomass Fuel Manufacturing (off-site energy use)	CUP	
Land Leveling Equipment Storage	CUP	
Mines, Quarries and Gravel Pits	CUP	Ch. 18.48
Oil/Gas Wells	A	18.60.180
Rendering Plants	CUP	
Storage Yards (rock, sand and gravel)	A	18.10.040(O)
Wineries, Distilleries, and Breweries	CUP	18.10.040(Q)

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Residential		
Employee Housing, Residential (6 or less residents)	P	18.10.040(N) 18.60.090
Home Occupation	P	18.60.070
Short-Term Rentals	A	18.60.270
Single-Family Dwelling	P	18.10.040(N)
Additional Residential Unit (1 to 3 units)	A	18.10.040(N) 18.60.080
Additional Residential Unit (4 or more units)	CUP	18.10.040(N) 18.60.080
Temporary Residence	P	18.60.130

Service		
Agricultural Auction Facilities	CUP	
Agricultural Contractors, Service Repair and Maintenance	CUP	
Irrigation Pump Sales and Repair	CUP	
Animal Hospital, Veterinary Office	CUP	
Cemetery, Crematoria, Mausoleum, Columbarium (for cremated remains)	CUP	
County/Publicly-Owned Facilities	P	
Kennel (5 dogs or less)	A	Merced County Code Title 7
Kennel (6 or more dogs)	CUP	18.60.140 Merced County Code Title 7
Public Utility Facility Service Yard	A	

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Transportation and Communication		
Airport/Airstrip (temporary)	P	18.10.040€
Airport/Airstrip (public or private)	CUP	
Communication Equipment, Electrical Distribution/Transmission Substation	A	
Public Scales	A	
Wireless Telecommunication Towers (100 feet or less in height)	P	Ch. 18.68
Wireless Telecommunication Towers (greater than 100 feet in height)	CUP	Ch. 18.68
Transportation, Equipment Yard (10 trucks or less)	A	18.10.040(P)
Transportation, Equipment Yard (more than 10 trucks)	CUP	18.10.040(P)
Transportation, Equipment Yard (accessory)	P	18.10.040(P) 18.38.200
Truck Parking	P	18.10.040(Q) 18.38.200

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LOCATION MAP



Los Banos

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AERIAL VIEW



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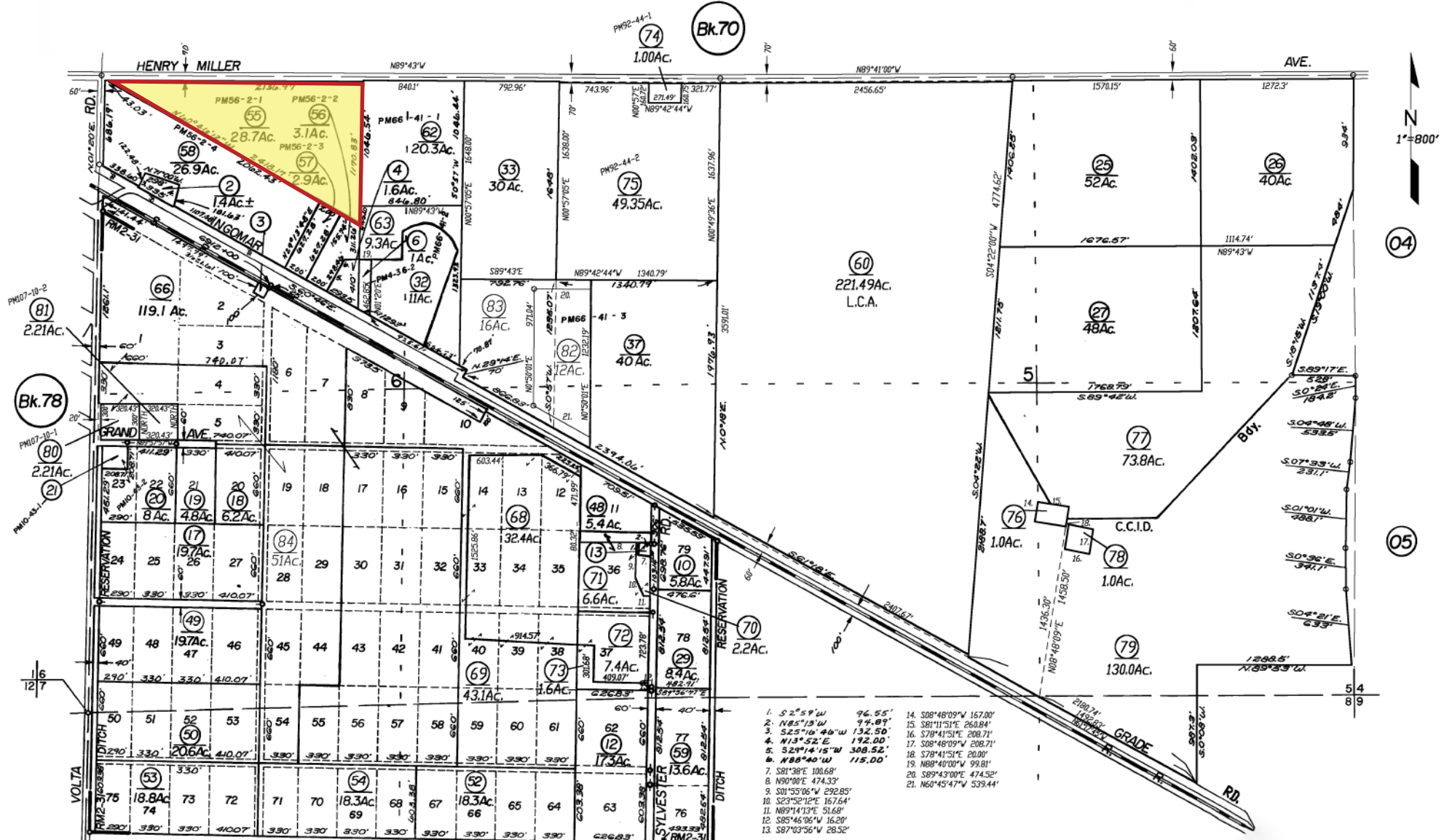
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PARCEL MAP



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