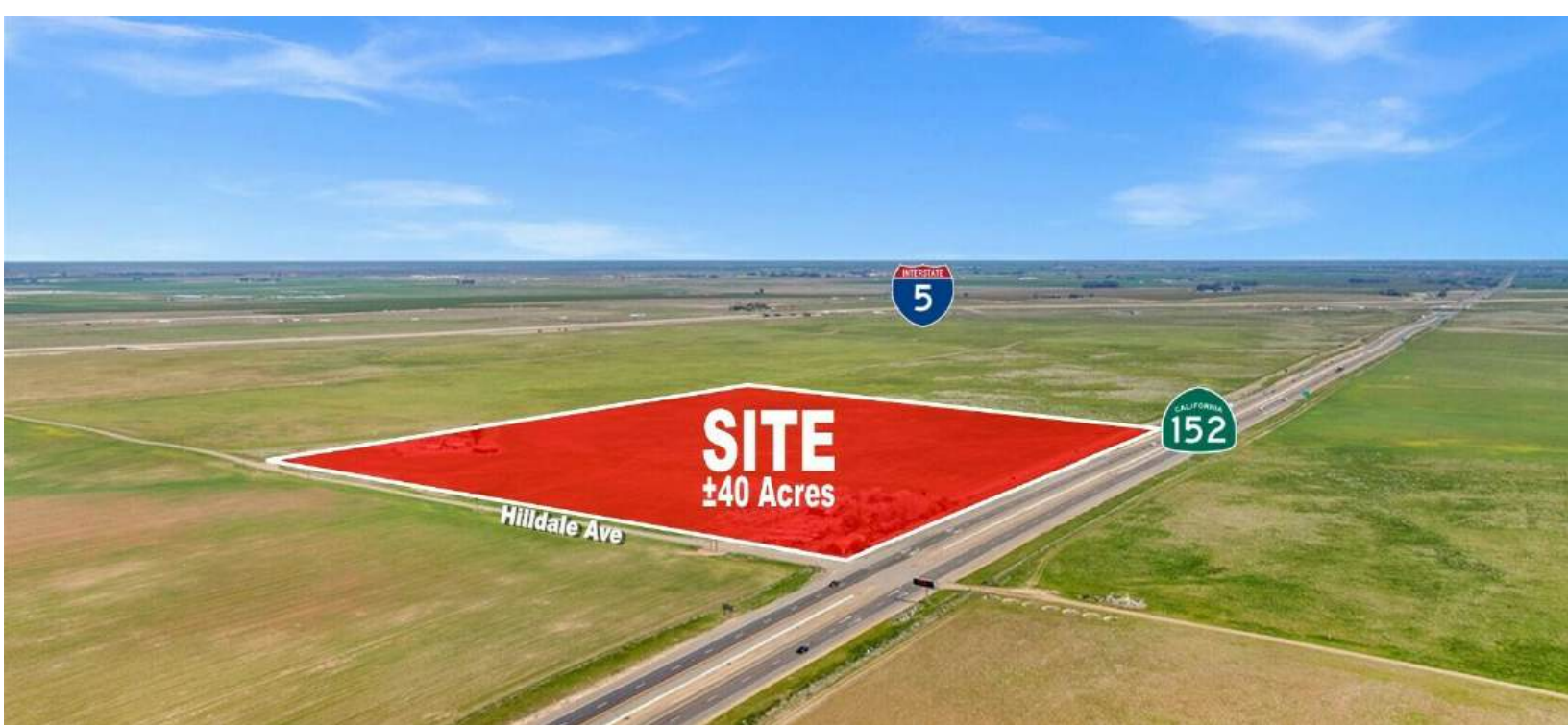


±40 Acres of Shovel Ready Commercial Land Off HWY-152



Sale Price

\$2,499,000

OFFERING SUMMARY

Available SF:	1,742,400 SF
Lot Size:	40 Acres
Dimensions:	1320' x 1289'
Price / SF:	\$1.70
Zoning:	C2: Commercial
Market:	Fresno
Submarket:	Outlying Merced County
Cross Streets:	HWY-152 & Hilldale Ave
APN:	078-160-063

PROPERTY HIGHLIGHTS

- HWY-152 Frontage w/ Great Hilldale Access/Exposure
- ±40 Acres Available of Commercial Development Land
- Rapidly-Developing Region w/ Overnight-Ship Access to 99% of California
- Flexible Zoning, Ready-to-Develop, Active Employment Base
- Surrounded By Los Banos' Highest Trafficked Roads & Major Arterials
- Direct Access & Exposure to Upgraded HWY 152 Off/On Ramps
- Close to Public Transportation & Both Established and Growing Developments
- High Identity Location | Shovel Ready | Expedient County Building Jurisdiction
- Ideal For Manufacturing, Distribution, & Warehouse Buildings
- North/South & East/West Traffic Generators Minutes Away
- Unmatched Level of Consumer Traffic & High Volume Exposure
- Utilities (sewer, water, & storm drain) Are In Place @ Site

Jared Ennis

CalDRE #01945284

Executive Vice President

jared@centralcacommercial.com

559.705.1000

Kevin Land

CalDRE #01516541

Executive Managing Director

kevin@centralcacommercial.com

559.705.1000

Central CA Commercial

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Multifamily | Retail | Land | Specialty

CentralCaCommercial.com

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PROPERTY DESCRIPTION

±40 acres of highway commercial development land located off HWY-152 in Los Banos, CA. This site is very unique in that it benefits from a substantial amount of exposure from the freeway from both the eastbound and westbound sides of HWY-152. The Subject Property is well-positioned to deliver convenient manufacturing, shipping and logistics experience along Highway 152 & easy access to the I-5. This ready-to-develop parcel is an exceptional prospect for industrial investors seeking a high-impact presence in this rapidly-developing region. The zoning is flexible and allows for a variety of commercial uses.

LOCATION DESCRIPTION

Strategically located off the interchange of CA State Highway 152 & Hilldale Avenue in Los Banos, CA. Easy north/south I-5 access & will benefit from this large, expanding commercial market. The subject property is located along State Highway 152 which provides a steady traffic flow & great visibility. The site also offers easy access to notable ports including San Jose (79 miles), Stockton (77 miles), Oakland (110 miles), Sacramento (124 miles), & Long Beach (290 miles). Los Banos is a 1 hour drive from Fresno, with easy access to several major points of commerce. This centralized location offers overnight shipping capabilities to 99% of California.



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Nearby Retailers - Los Banos



Located Just ±8 Miles Away!



Just ±10 Miles Away!

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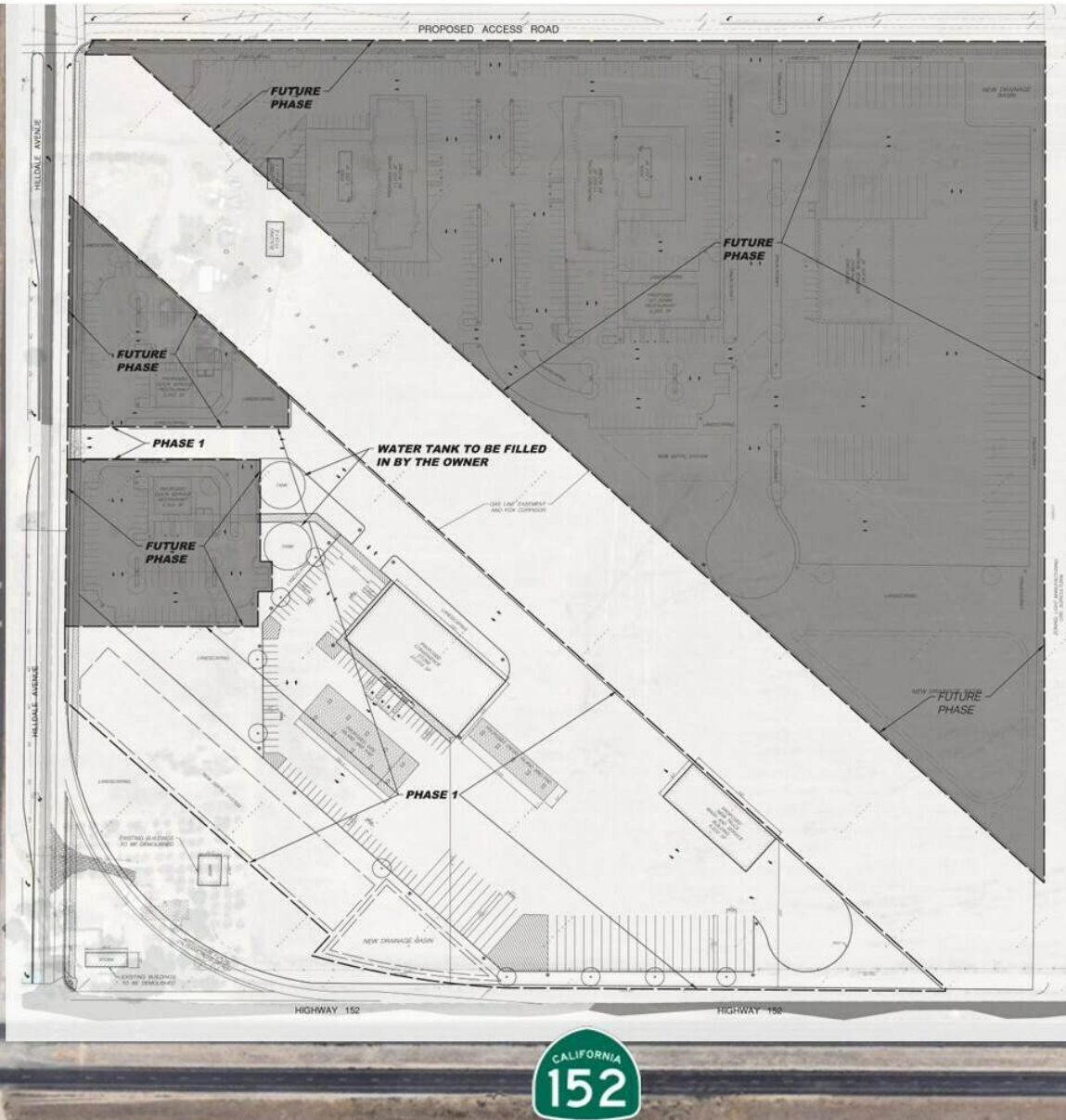
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Land For Sale | 15930 Hilldale Ave Los Banos, CA 93635



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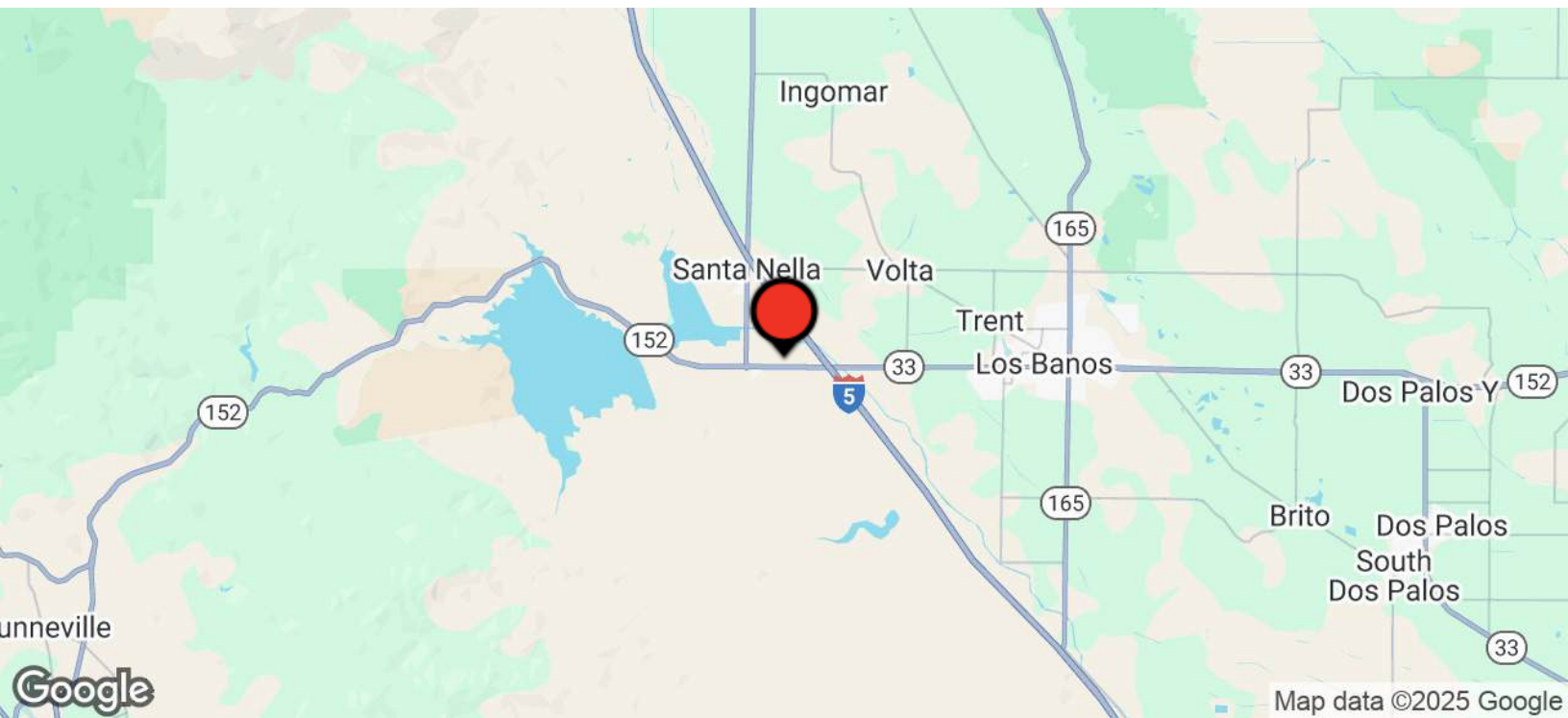
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**CENTRAL CA
COMMERCIAL**

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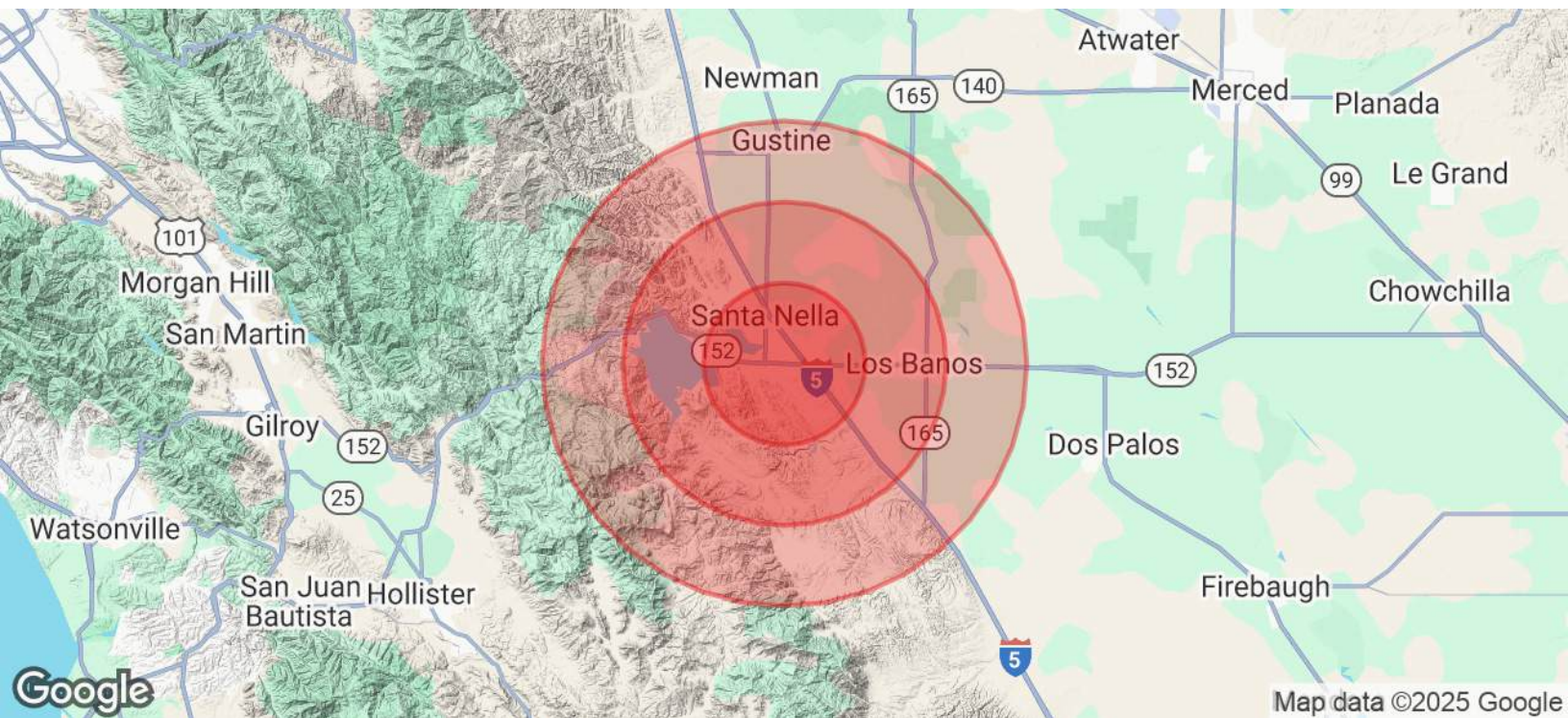
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	50,380	54,706	65,837
Average Age	35	35	35
Average Age (Male)	34	34	35
Average Age (Female)	35	35	36

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	13,927	15,201	18,487
# of Persons per HH	3.6	3.6	3.6
Average HH Income	\$86,263	\$86,152	\$84,523
Average House Value	\$476,736	\$496,737	\$492,264

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	77.2%	76.9%	76.6%

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