



36.47± Acres Located at Lehigh Drive & R Street

Merced, California

AVAILABLE FOR SALE

Proposed Single Family Residential Land Available

PROPERTY INFORMATION

206-030-007-000:	20.30± Acres
206-030-008-000:	16.17± Acres
Total:	36.47± Acres

For information, please contact:

Walter Smith
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 CA RE Lic. #00914097

36.47± ACRES LOCATED AT LEHIGH DRIVE & STREET - MERCED, CA

PROPERTY INFORMATION

Zoning: Residential

School Districts: Merced City Elementary School District, Merced Union High School District

Proposed Land Use: The property is best suited for single-family residential development

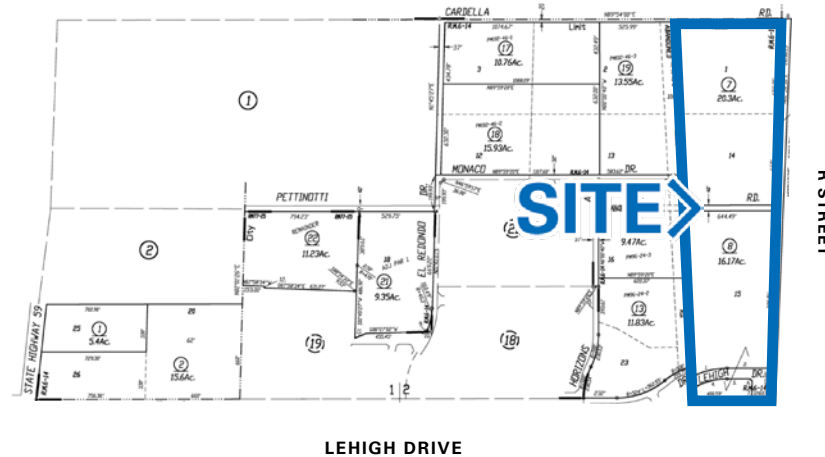
Purchase Price: Contact Agents

Location Description: This beautiful 36.47± acre property sits in North West Merced, which fronts onto the Fahrens Creek. This property is in prime location as it is in close proximity to major destinations such as UC Merced, Mercy Medical Center and the Merced Mall.

HIGHLIGHTS

- Fronts the Fahrens Creek
- Close proximity to Snelling Highway / HWY 59
- Near UC Merced and Merced College

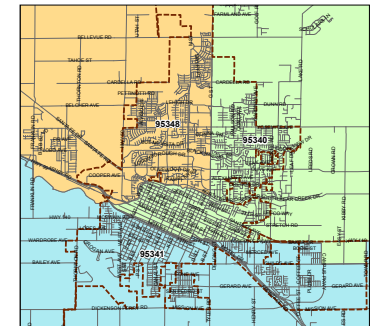
Parcel Map



Click below for larger view



City Growth



City Limits



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FRESNO OFFICE: 7480 N. Palm Ave. #101, Fresno, CA 93711, t 559-432-6200 | **VISALIA OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-732-7300

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Subdivision Communities in Development

ASPIRE AT BELLEVUE RANCH II



Community Size: 145 SFR
Starting Price: \$325,890



MONTERRA



Community Size: 139 SFR
Starting Price: \$333,190




BELLEVUE RANCH



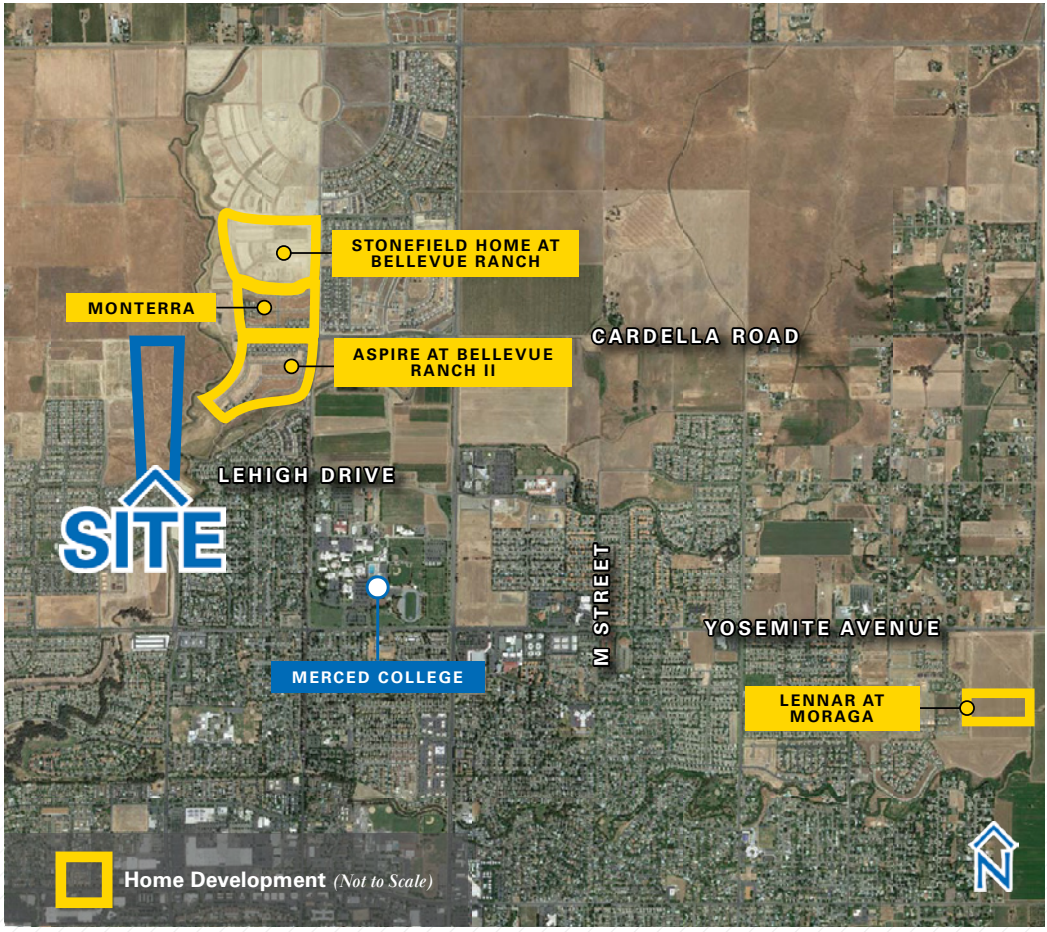
Community Size: 190 SFR
Starting Price: \$304,900



MORGANA



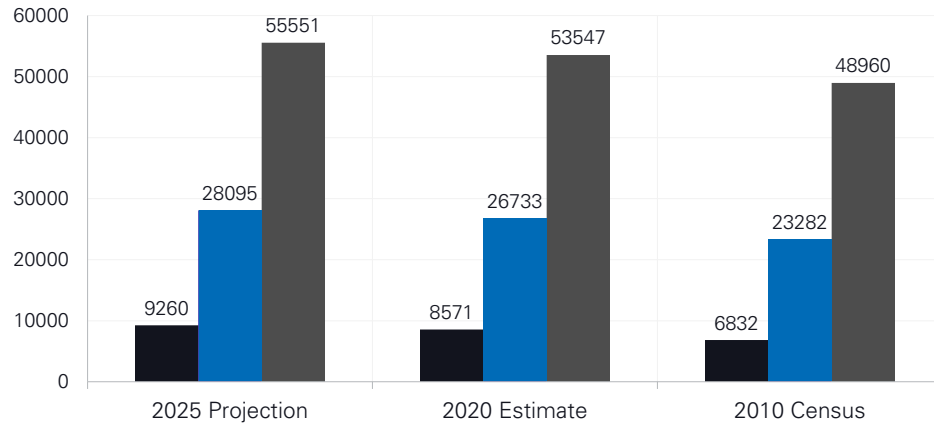
Community Size: 520 SFR
Starting Price: \$300,000

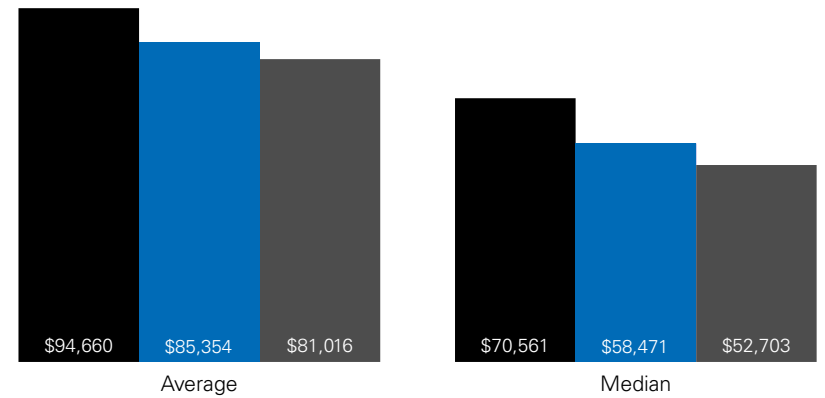
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Demographics

POPULATION



2020 ESTIMATED HOUSEHOLDS BY INCOME



HOUSEHOLDS

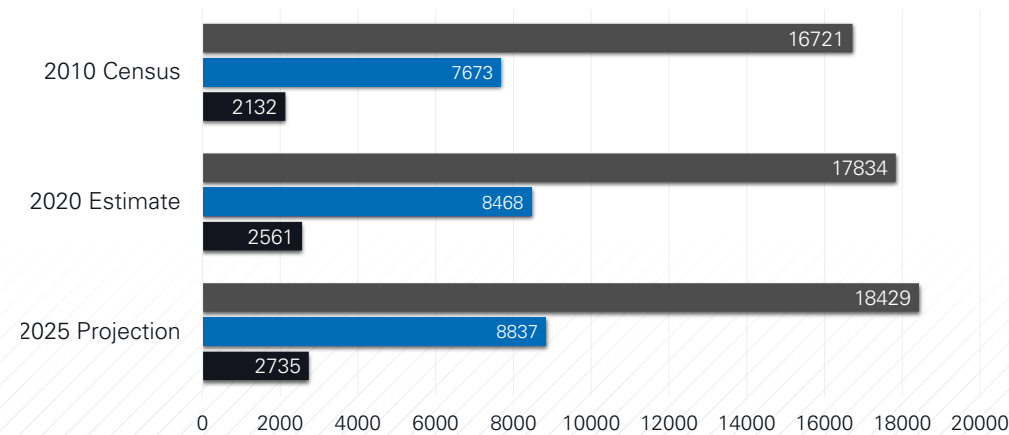


CHART KEY

- 1-mile radius
- 2-mile radius
- 3-mile radius

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