

10.9 ACRES HEART DOWNTOWN MECCA RESIDENTIAL LAND



EAST DALE KILER RD., BETWEEN 6TH & 2ND STREET, MECCA

FEATURES

- 4 Parcels From .46 Acre to 10.9 Acres
- One Of The Last Large-Scale Residential Development Sites In Mecca
- Adjacent to Parks, Our Lady of Guadalupe Catholic Church & Saul Martinez Elementary School
- Rare Residential Development Opportunity
- Ideal for Low Income Housing
- Owner May Carry

ASKING PRICE: \$818,500 (\$75,092/ACRE)



VICINITY MAP



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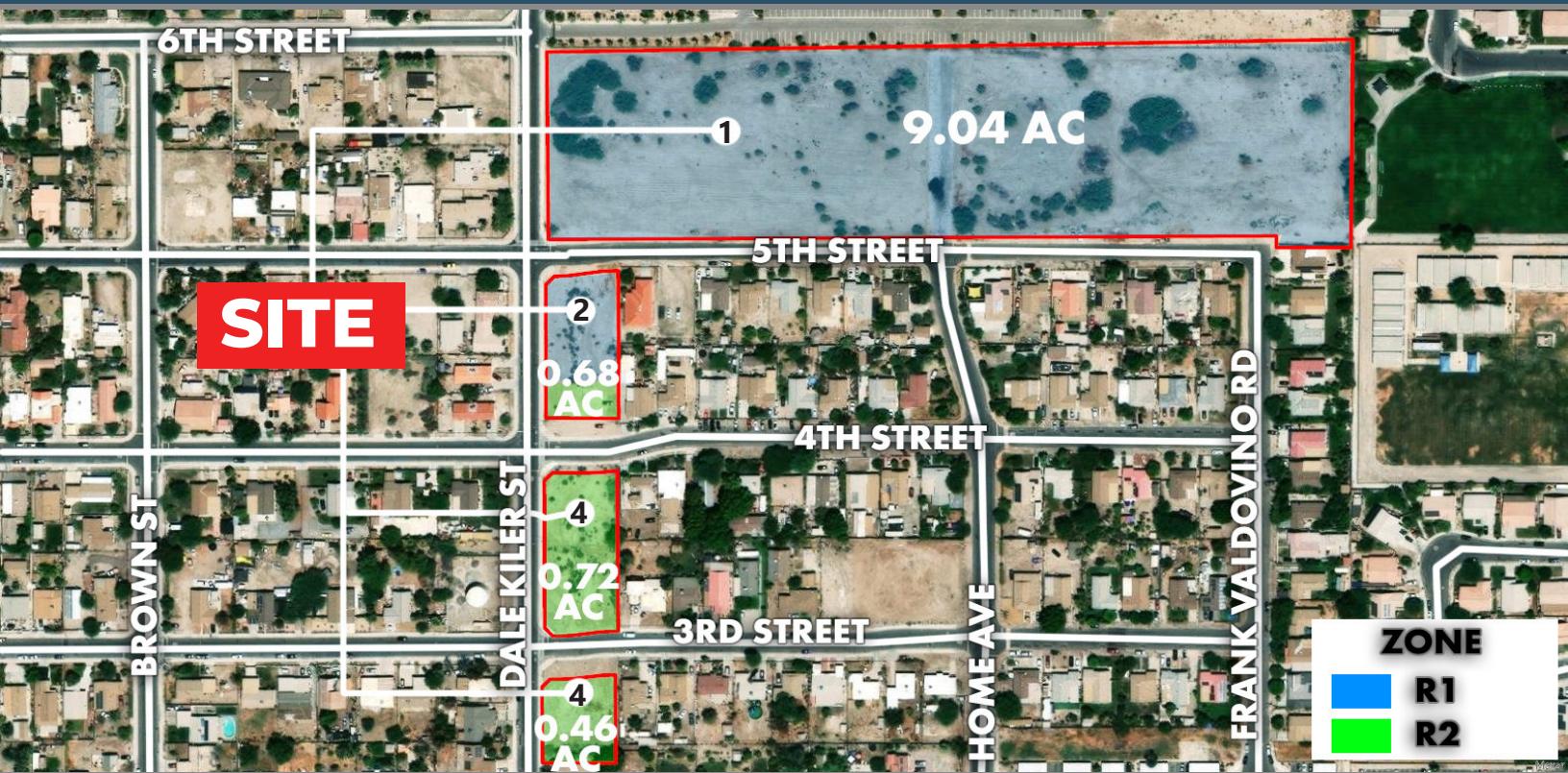
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10.9 ACRES RESIDENTIAL LAND

AERIAL & SITE AMENITIES



SITE AMENITIES

- Location:** The properties are located east of Dale Kiler Rd at 3rd St, 4th St and 5th St in Mecca, CA.
- APNs:** 727-211-045 (0.46 AC)
727-201-053 (0.68 AC)
727-205-020 (0.72 AC)
727-112-019 (9.04 AC)
- Parcel Size (According to County Assessor's Information):** 10.9 AC
- Zoning:**
727-211-045: R-2 (Multiple Family Dwellings)
727-201-053: R-1 (One Family Dwelling) & R-2 (Multiple Family Dwellings)
727-205-020: R-2 (Multiple Family Dwellings)
727-112-019: R-1 (One Family Dwelling)
- General Plan:**
727-211-045: MHDR (Medium High Density Residential 5-8 du/ac);
727-201-053: MDR (Medium Density Res 2-5 du/ac) & MHDR (Medium High Density Residential 5-8 du/ac);
727-205-020: MHDR (Medium High Density Residential 5-8 du/ac);
727-112-019: MDR (Medium Density Res 2-5 du/ac)
- Utilities:** To Site (Water, Electricity, Sewer & Gas)
- Comments:** The community of Mecca has a close knit feel. Being surrounded by farms gives Mecca a distinct rural, agricultural environment that some find peaceful, scenic & less stressful than urban life. Sidewalks, street lights, curb and gutter on Dale Kiler Rd.

PARCEL LIST				
#	APNs	Size	Location	Zoning
1	727-112-019	9.04 AC	NEC Dale Kiler/5th St.	R-1
2	727-201-053	0.68 AC	NEC Dale Kiler/4th St.	R-1 & R2
3	727-205-020	0.72 AC	NEC Dale Kiler/3rd St.	R-2
4	727-211-045	0.46 AC	SEC Dale Kiler/3rd St.	R-2
		Total	10.9 AC	

DEMOGRAPHICS (2024 EST)			
	1 Mile	3 Miles	5 Miles
Population	5,884	6,859	12,220
Avg. HH Income	\$37,015	\$35,422	\$33,766
# of Households	1,309	1,528	2,720

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.