

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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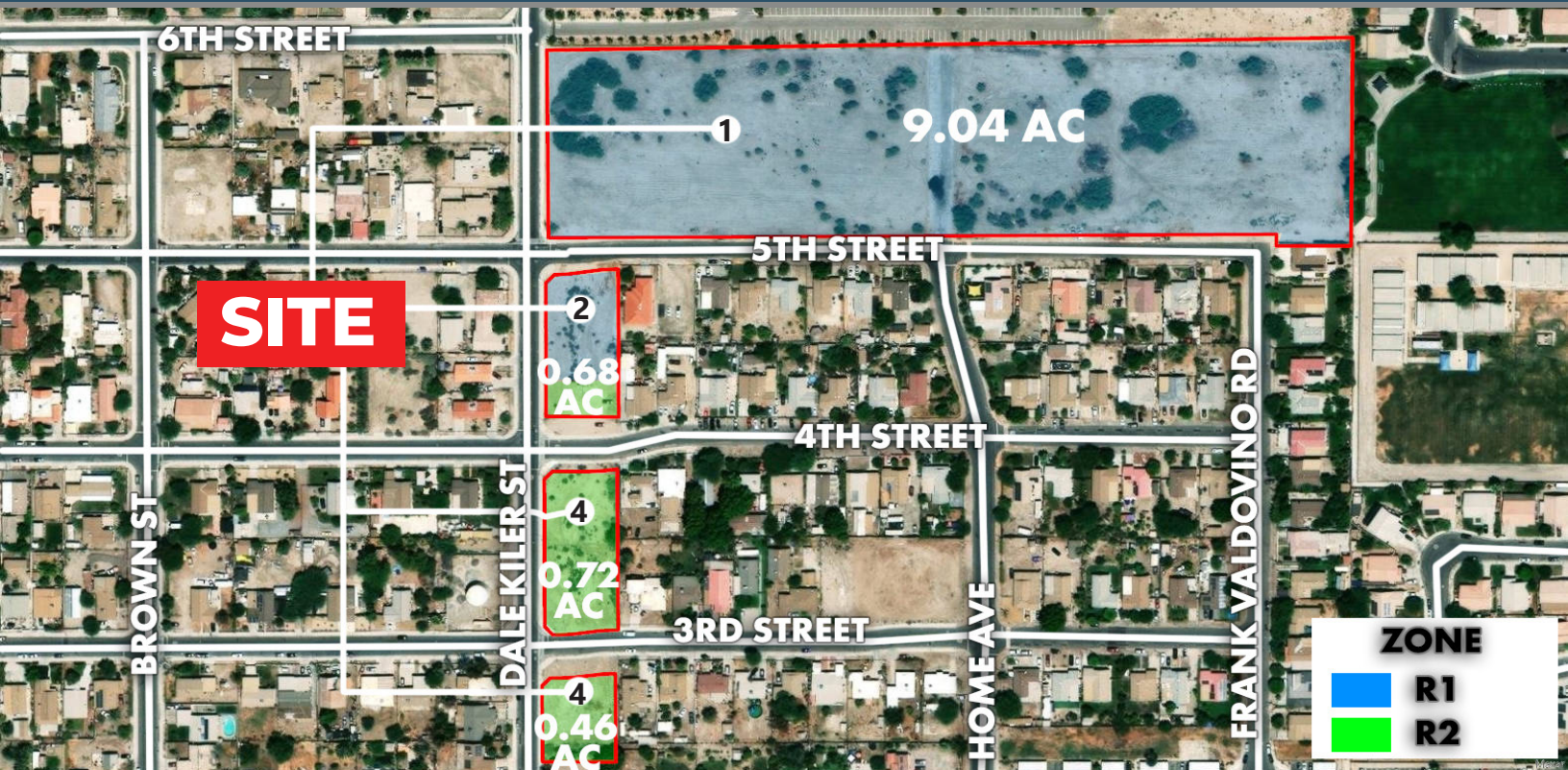
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10.9 ACRES RESIDENTIAL LAND

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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