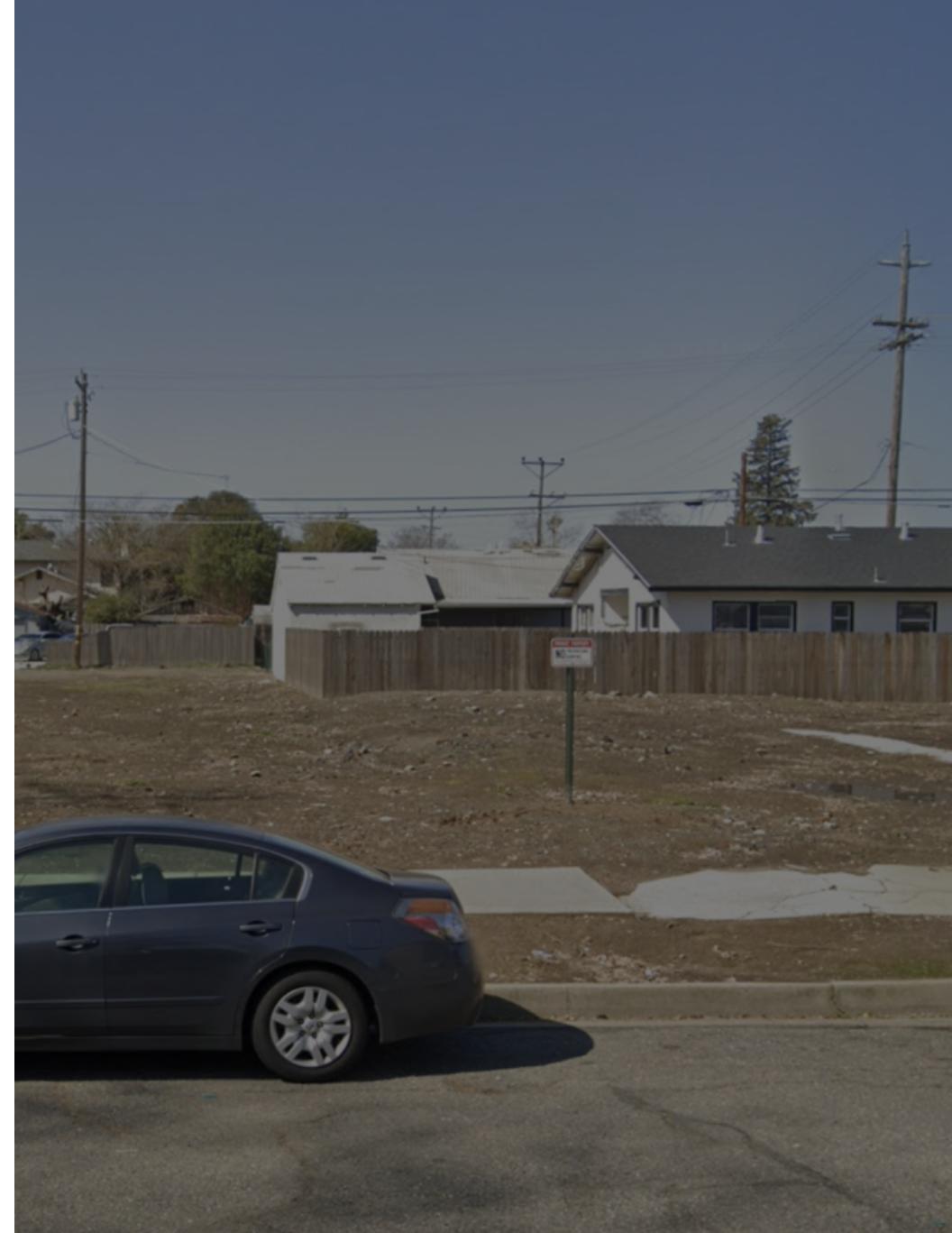


LAND FOR SALE

**Vacant Land For Sale  
Multiple Use Potential  
(Medical, Dental, Child Care, Mixed Use, Residential -  
Buyer To Verify)**

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822 F & 830 F Street  
Marysville, CA 95901



**RAVI JAGTIANI**

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# Table Of Contents

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## Table Of Contents

PROPERTY INFORMATION 3

LOCATION INFORMATION 6

DEMOGRAPHICS 9

ADVISOR BIOS 11



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# Property Information

# Property Summary



## Location Description

Two commercial lots 822 F street & 830 F Street in Marysville, California.

Exception location, one block south of HWY 20, two blocks west of Hwy 70 and three block North of Ride Out Hospital, only biggest hospital in the area.

## Offering Summary

Sale Price:	\$1,200,000
Lot Size:	0.51 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	480	1,313	2,933
Total Population	1,108	2,984	7,106
Average HH Income	\$52,262	\$51,939	\$53,002

# Property Description



## Property Description

The property is Zoned C-2 with 3 sides road Access which could allow multiple use of the property.

The City Of Marysville is very cooperative to work with an investor. The two combine measure slightly more than half an acre and could be developed into - Mixed use, Medical office, Dental Clinic, Gym, Physical Therapy, Adult Day Care facility or a Child Care facility. Buyer to verify from the city.

## Key Highlights

- Residential & Commercial neighborhood
- Close to major freeways
- C-2 Zoning; Multiple uses possible (Buyer to verify)
- Call the listing agent to setup a tour



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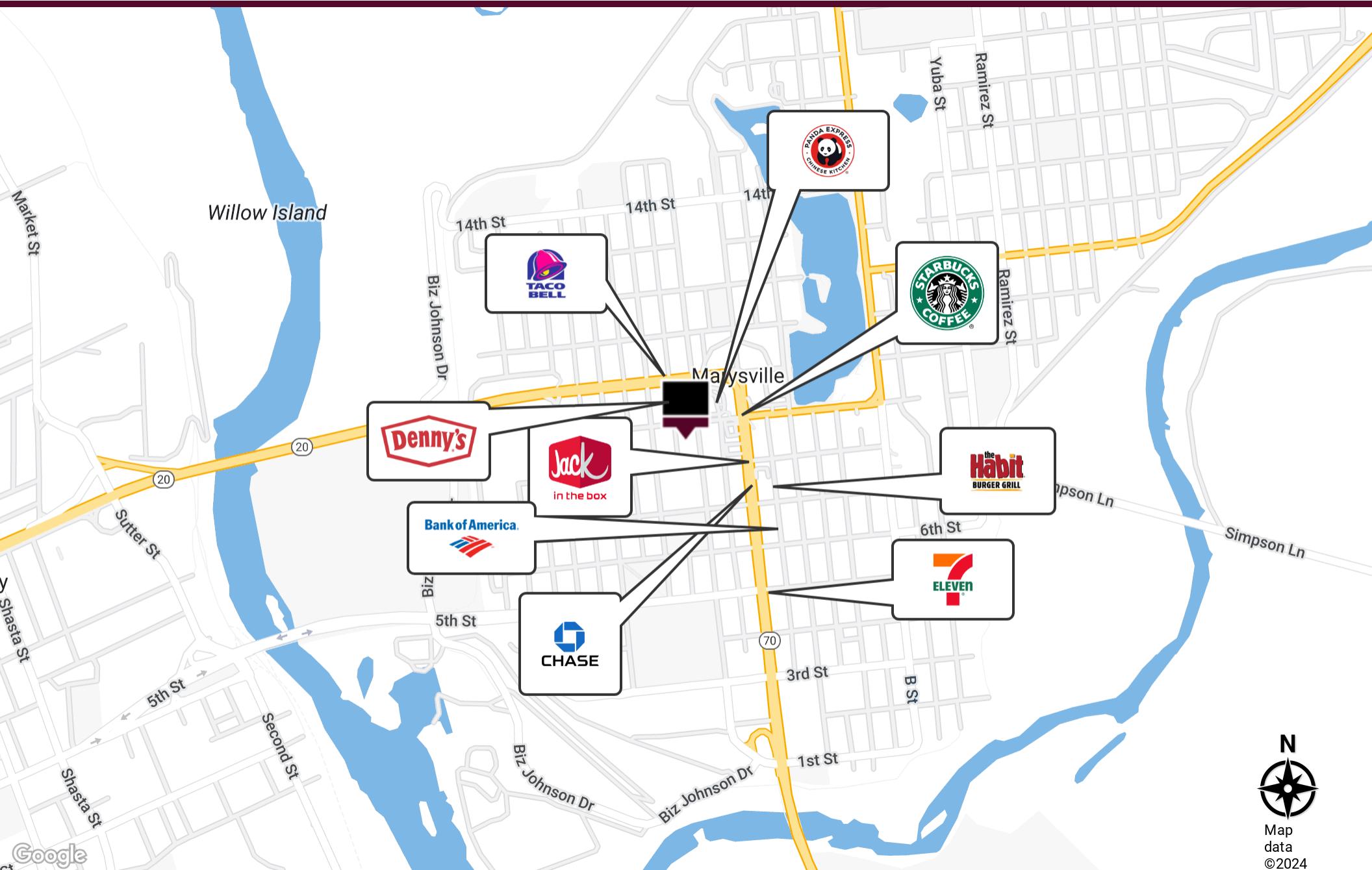
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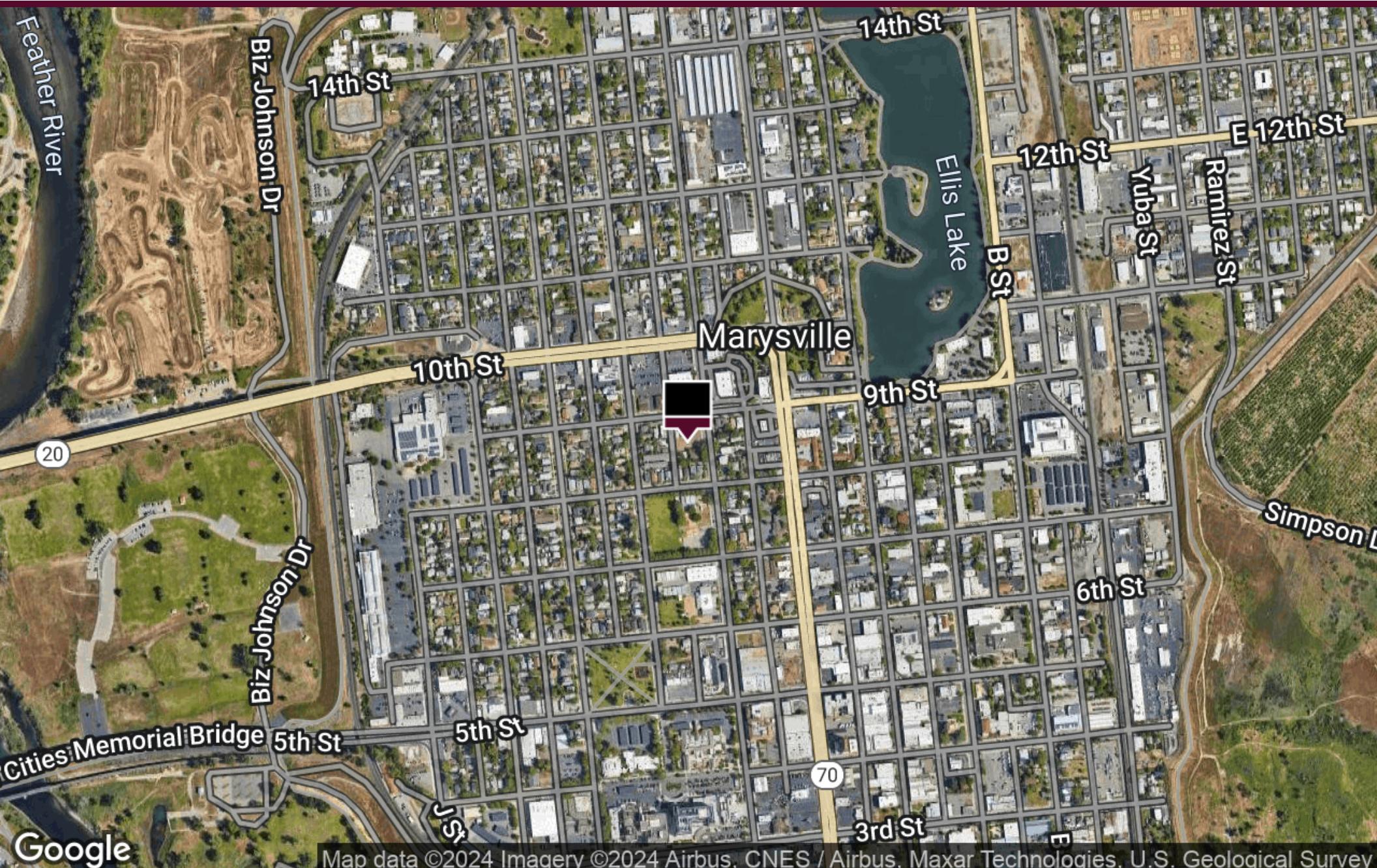


# Location Information

# Location Map



# Aerial Map



Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey



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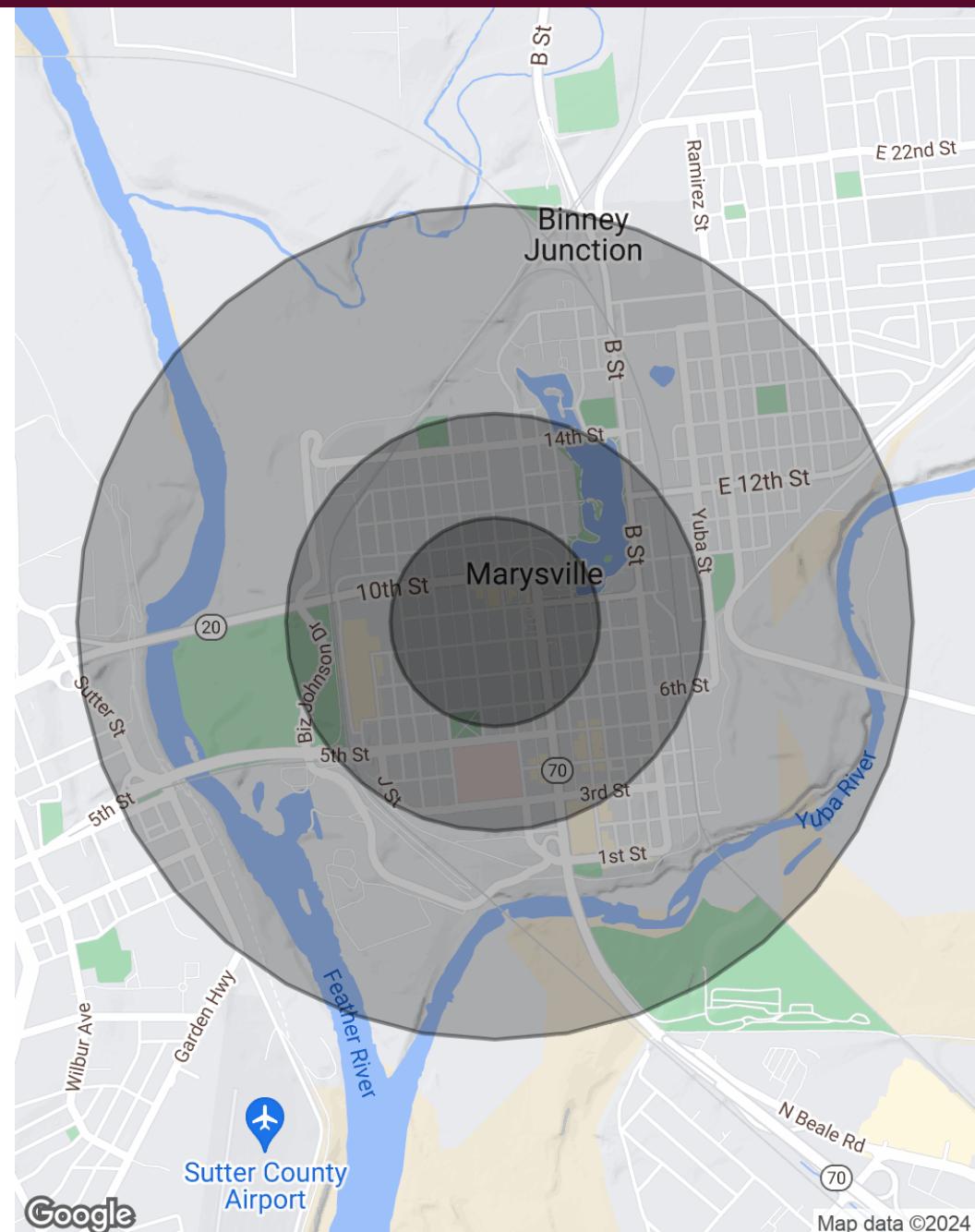
# Demographics

# Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,108	2,984	7,106
Average Age	32.2	34.5	34.1
Average Age (Male)	33.8	34.1	32.4
Average Age (Female)	32.8	35.8	36.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	480	1,313	2,933
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$52,262	\$51,939	\$53,002
Average House Value	\$221,030	\$188,057	\$176,983

\* Demographic data derived from 2020 ACS - US Census





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# Advisor Bios

# Advisor Bio 1



## RAVI JAGTIANI

America's Top 1.5% Real Estate Professional

ravi@jagtianigroup.com

Direct: **669.226.7416**

CaDRE #02044082

## Professional Background

As a successful Realtor in the Bay Area, Ravi Jagtiani's passion for real estate developed while working for his family's hospitality and real estate business. As a Realtor, Ravi specializes in Retail, Land, and Business Opportunities with broad experience selling pre- schools, brokering several large land development transactions, and investing in high cash-flow opportunities.

In addition, he has helped several Bay Area residents in selling their homes and re- investing their money in high cash flowing opportunities in Texas, Arizona, North Carolina, and Florida.

With over 20 year's in the industry, and having broad experience in real estate has enabled Ravi to create successful marketing and sales strategies for maximizing ROI for his clients. Buying and selling real estate can be stressful. We at Jagtiani Group, promise to reduce your anxiety by keeping you well informed throughout the process. We provide all the support needed through our strong network of mortgage lenders, contractors, cleaners, inspections, title & escrow companies and other service providers to make the process easy for all our clients. We can assure you that with us, you will be buying with knowledge and selling with confidence !!

Ravi is also serving as the Chair of the planning commission in the city of Foster City, CA. He has an extensive background in real estate, uses for real estate, and how to work with the community to work on concepts of smart growth to balance land use availability with nature of our community and the environment.

Your referrals are the life blood of our business. You and your referrals will never find a more dedicated, focused, available, energetic, passionate and pleasant agent to represent you/them. If you are looking to sell, please write or call us for no obligation consultation.

## Education

Business Management degree with a specialization in Entrepreneurship, Economics & Finance from Babson College, MA.

## Memberships

SamCAR, NAR, AREA, CAR

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