

# Future Residential/Mixed-Use Development Opportunity

## FOR SALE

Total of 8 parcels

161.52 ACRES - MISSION AVE/HWY 99

2246 E Mission Ave Merced CA 95341

Parcels range from 14.9 acres to 22.5 acres



### PROPERTY DESCRIPTION

FUTURE DEVELOPMENT LAND

### PROPERTY HIGHLIGHTS:

-LOCATED WITHIN THE CITY OF MERCED'S GENERAL PLAN AND SPHERE OF INFLUENCE

-GROWTH IN THIS AREA IS PART OF THE MERCED VISION 2030 GENERAL PLAN

-DESIGNATED AS HIGHWAY COMMERCIAL AND BUSINESS PARK IN THE 2030 PLAN

-CAMPUS PARKWAY, A NEWER INTERCHANGE THAT WILL OFFER A DIRECT ROUTE TO UC MERCED

-MISSION AVE IS DESIGNATED AS A MAIN ARTERIAL RD THAT WILL BE UPGRADED TO FOUR LANES

-EASY ACCESS TO HWY 99 & 1980 FT OF FRONTAGE

-110+/- MILES FROM SAN FRANCISCO

-310+/- MILES FROM LOS ANGELES

### OFFERING SUMMARY

|             |              |
|-------------|--------------|
| Sale Price: | \$12,000,000 |
| Lot Size:   | 161.52 Acres |
| Zoning:     | A-1          |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 942      | 30,353   | 48,497   |
| Total Population  | 4,081    | 91,528   | 148,136  |
| Average HH Income | \$65,581 | \$63,756 | \$69,538 |

| PARCEL NUMBERS | PARCEL NUMBERS |
|----------------|----------------|
| 066-031-003    | 066-031-009    |
| 066-031-004    | 066-031-010    |
| 066-031-005    | 066-031-011    |
| 066-031-006    | 066-031-012    |

**\*NOTE\* Parcels can be sold individually at different price points. Call Listing Agents for further details.  
8 parcels available.**

Ernie Ochoa, CCIM  
(209)704-7653  
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Mathew Madruga  
(949) 514-9100  
CALDRE# 052075873



\*\*\*all information is deemed reliable but not guaranteed\*\*\*

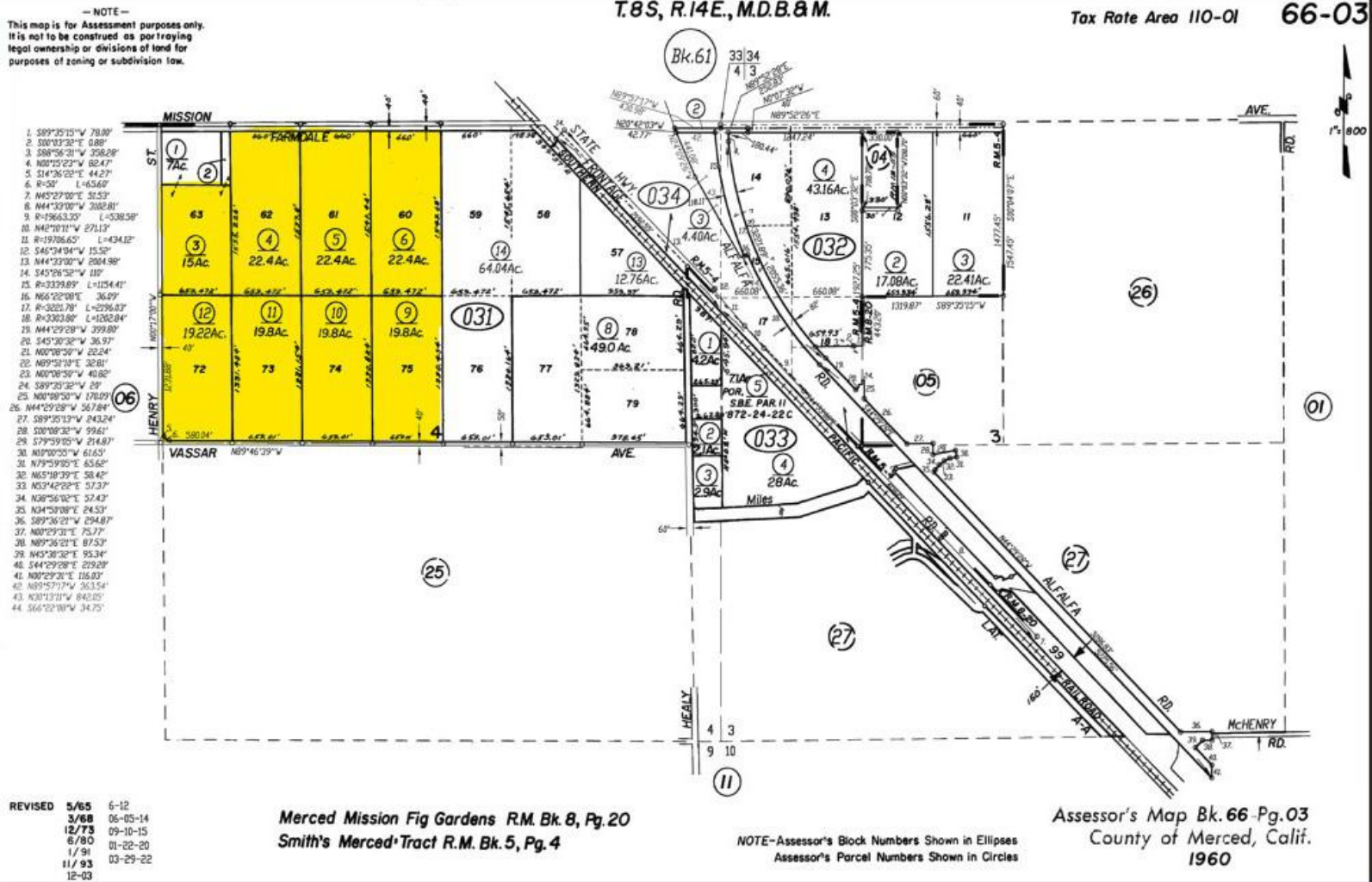
# FOR SALE

## 161.52 ACRES - MISSION AVE

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**Parcels 9-12: asking \$75,000/Acre - A-1 Zoning**

**Parcels 3-6: asking \$125,000/Acre - A-1 Zoning**



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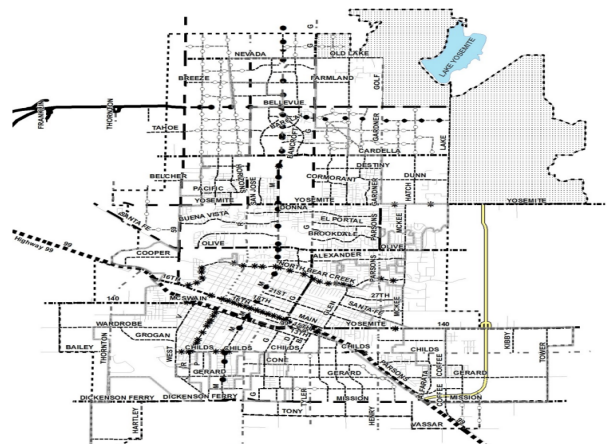
**161.52 ACRES - MISSION AVE/HWY 99**

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Just on the opposite side of Hwy 99, you have Merced's newest highway regional commercial development project known as, The Gateway Marketplace. The UC Merced Campus Express Way is also the main arterial route for this center. There is a newly constructed Chevron gas station here, and the Hilton Hotel is in the process of being developed. It will also offer a much-needed convention center. More major retailers and restaurants are to come to this center.



The UC Merced Campus Express Way will offer a direct route to UC Merced and a connection to Hwy 99. The Express Way has been completed up to Yosemite Ave, about a mile away from the UC campus. The final phase of the expressway will come to fruition in the near future. The City Council of Merced just voted unanimously to approve the "annexation" of UC Merced into City Limits which will speed up the process of finalizing the UC Merced Campus Expressway.



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## FUTURE DEVELOPMENT PROPERTY

- Strategically located at Highway-99 and Campus Parkway in Merced, CA
  - Gateway Marketplace, newer regional existing commercial development project
  - Excellent visibility from Highway-99
  - The City of Merced is updating their General Plan - The property will match as General Planned Business Park & Highway Commercial
  - Total of 8 parcels, 160+/- acres and 3 single family homes
  - City of Merced just broke ground on a new 40-acre sports complex on Mission Ave & Tyler Rd
  - Planned and new residential developments in proximity; Merced County approaching 300,000 population
  - A number of major retailers looking to enter the Merced market; this site can accommodate that future demand
  - Highway 99 and Campus Parkway has great opportunity to develop a regional commercial project
  - Extremely underserved retail market
  - High Speed Rail line station is proposed for downtown Merced
- \*The CA High Speed Rail Authority's 2026 Business Plan identifies E. Mission Ave as a proposed site for new Merced Transit Station**
- \*City of Merced's 2025-26 Capital Project Priorities has identified the Mission Ave widening as a top priority City Project**
- \*Planned/future utility infrastructure serving growth to Mission Ave corridor**
- \*City water-main at Mission Ave/Tyler Rd at new Community Park w/ a 2026 opening**
- \*City has planned major sewer trunk infrastructure along Mission/Vassar Ave corridor to support future growth**
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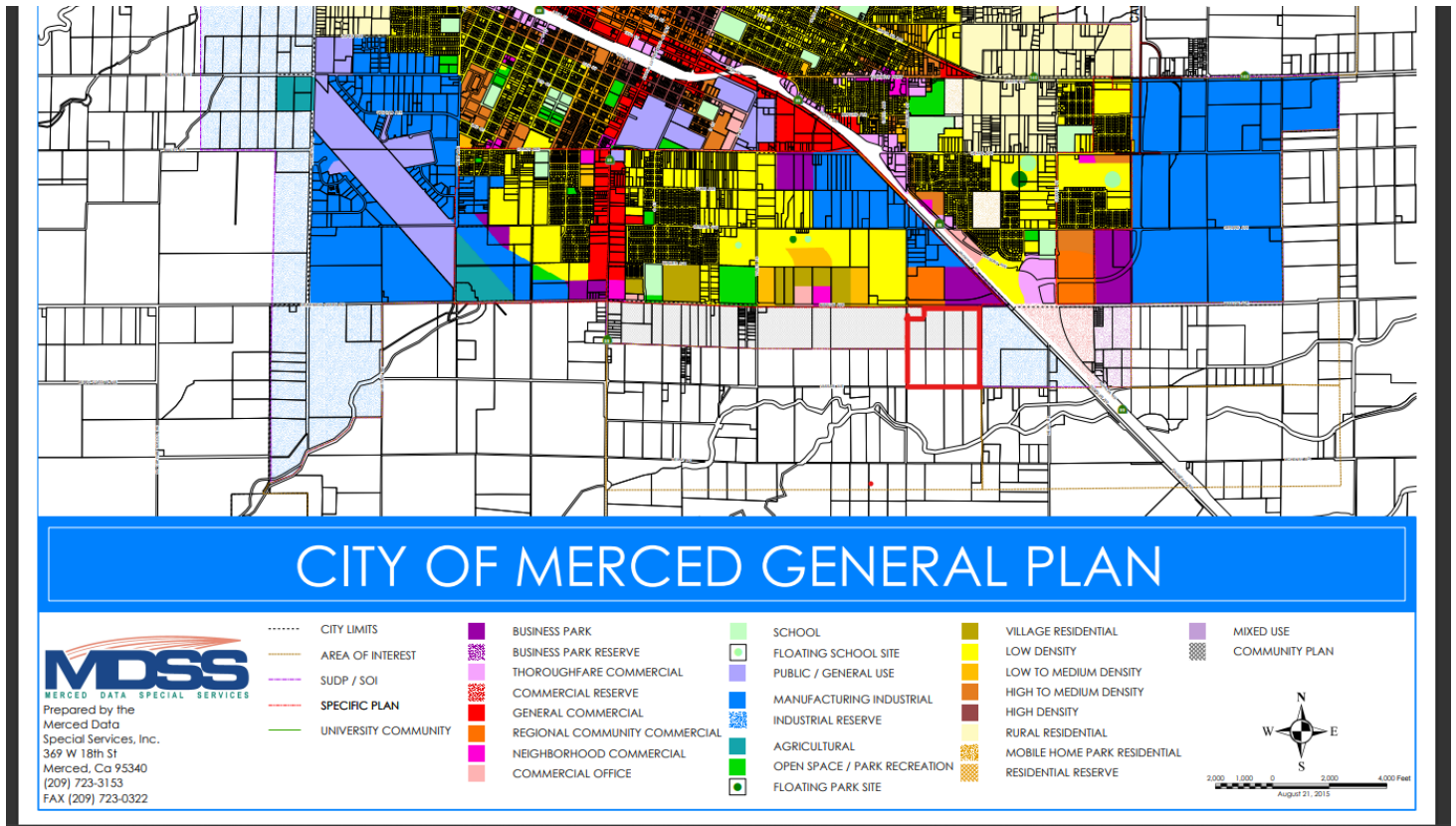


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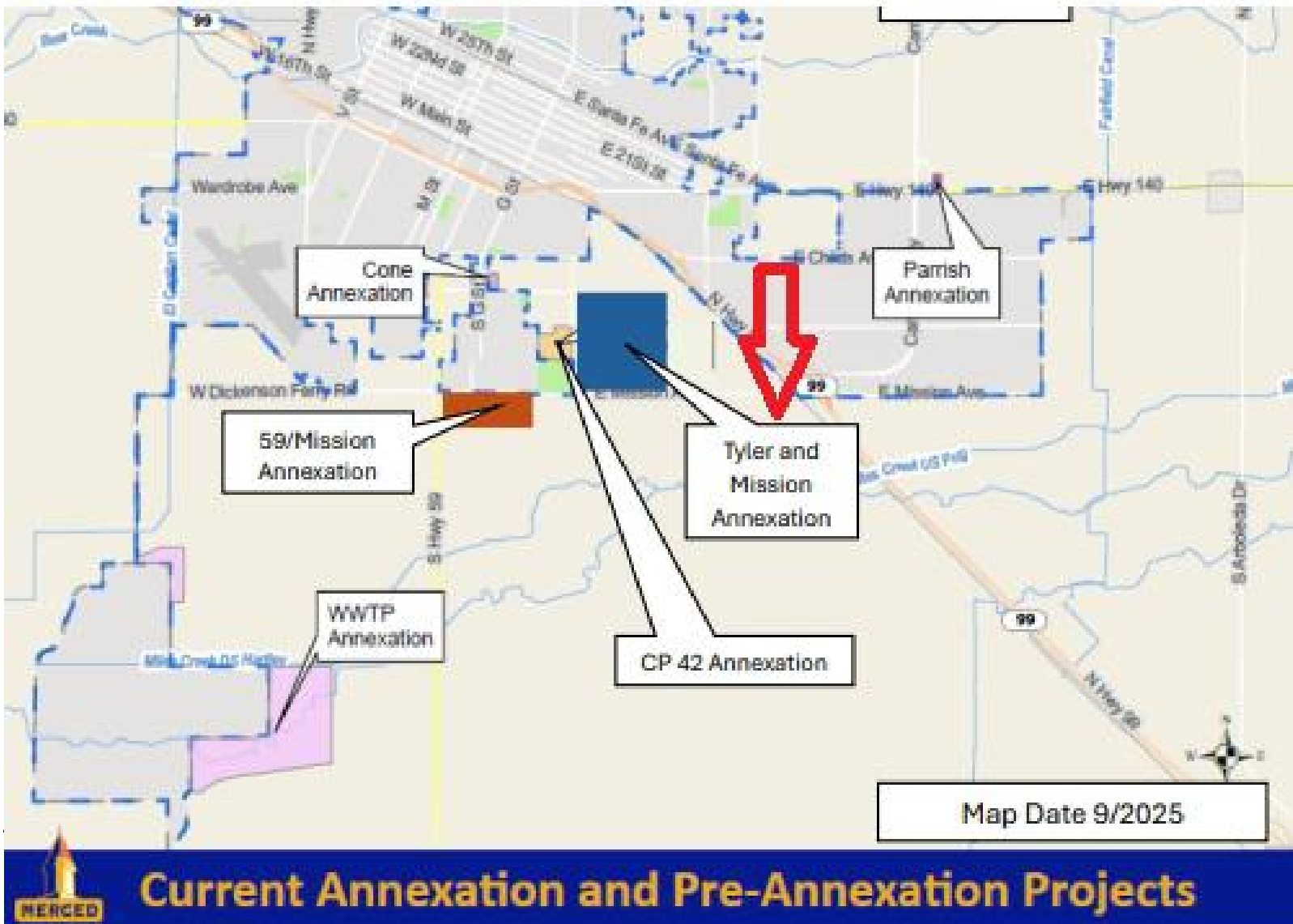
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**City of Merced Annexations in progress or in pre-application status as of September 2025. Red arrow signifies subect parcels.**



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## MERCED CALIFORNIA

The University of California Merced campus opened in 2005 and provides new educational and economic opportunity, adding to the already-established growth of the region. Merced's population is youthful and diverse. Located in the heart of California's agricultural Central Valley, Merced is the region's hub for education, culture, and business. The community offers abundant shopping, pleasant neighborhoods and tree-lined streets. Bicycle paths along creeks link major City parks. Even with recent increases in prices, Merced's housing remains affordable compared to many other

California locations. Merced's revitalized downtown is emerging as the entertainment center of the area. Annual events and festivals bring regional and even national recognition.

Merced's Valley location southeast of San Francisco provides easy access to the central California coast, Sierra Nevada mountains and national parks, and major cities. Merced has historically been the "Gateway to Yosemite", and residents also enjoy short drives to skiing, beaches, fishing, and other outdoor attractions.

### LOCATION DETAILS

|               |              |
|---------------|--------------|
| County        | Merced       |
| Cross Streets | Henry Street |

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## EDUCATION - UC MERCED

The Merced area has access to several institutions of higher learning. Since 2005, Merced has been home to UC Merced, the 10th campus of the University of California. To date, the state has invested more than \$500 million in construction and development of the 2,000 acre site. Upon completion of the 2020 Project (a three phase expansion project between 2018-2020), UC Merced will be able to accommodate up to 10,000 students and as many as 25,000 students when the campus grows to full capacity in about three decades. UCM is known for its schools of Engineering, Natural Sciences, Social Sciences, Humanities and Arts and Medical. Also for its progressive work in the field of Solar.

### UC MERCED:

All of UC Merced's buildings have or will achieve Leadership in Energy and Environmental Design (LEED) certification meaning they meet or exceed standards for sustainability in design and operations. UC Merced is the only American university with the construction of every building on campus environmentally certified. Conservation and sustainability are part of the fabric of the campus and evidence can be seen everywhere.

The UC Merced campus is located just a little over 8 miles north-east from the subject property.

### MERCED COLLEGE:

Merced College Merced College founded in 1962, is a community college and is just a little over 7 miles from the subject property. With enrollment of 14,775 students and 188 full time professors, the college offers 82 Associate Degree Programs and 50 Certificate Programs.

### MERCY MEDICAL CENTER:

Mercy Medical Center Merced, part of the Dignity Health network is located about 7 miles away from the subject property and is a hospital that offers many services, including cardiac services, center for diabetes and critical care services.

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## RETAIL

The population expansion in Merced has stimulated retail growth with several major retail chains entering the Merced market with a number of these located within the Merced Mall, anchored by JC Penney, Target and Kohl's, located about 6 miles from the subject property.

A number of large retail centers are located southwest of the subject property i.e. Walmart, Lowe's Home Improvement Center, Hobby Lobby and Costco.

## MAJOR EMPLOYERS IN MERCED

|   | EMPLOYER                          | # OF EMPLOYEES |
|---|-----------------------------------|----------------|
| 1 | County of Merced                  | 2,210          |
| 2 | University of California, Merced  | 1,607          |
| 3 | Mercy Medical Center Merced       | 1,300          |
| 4 | Merced City School District       | 1,141          |
| 5 | Merced Union High School District | 949            |
| 6 | Merced College                    | 971            |
| 7 | City of Merced                    | 584            |
| 8 | Quad/Graphics                     | 564            |
| 9 | Wal-Mart                          | 311            |

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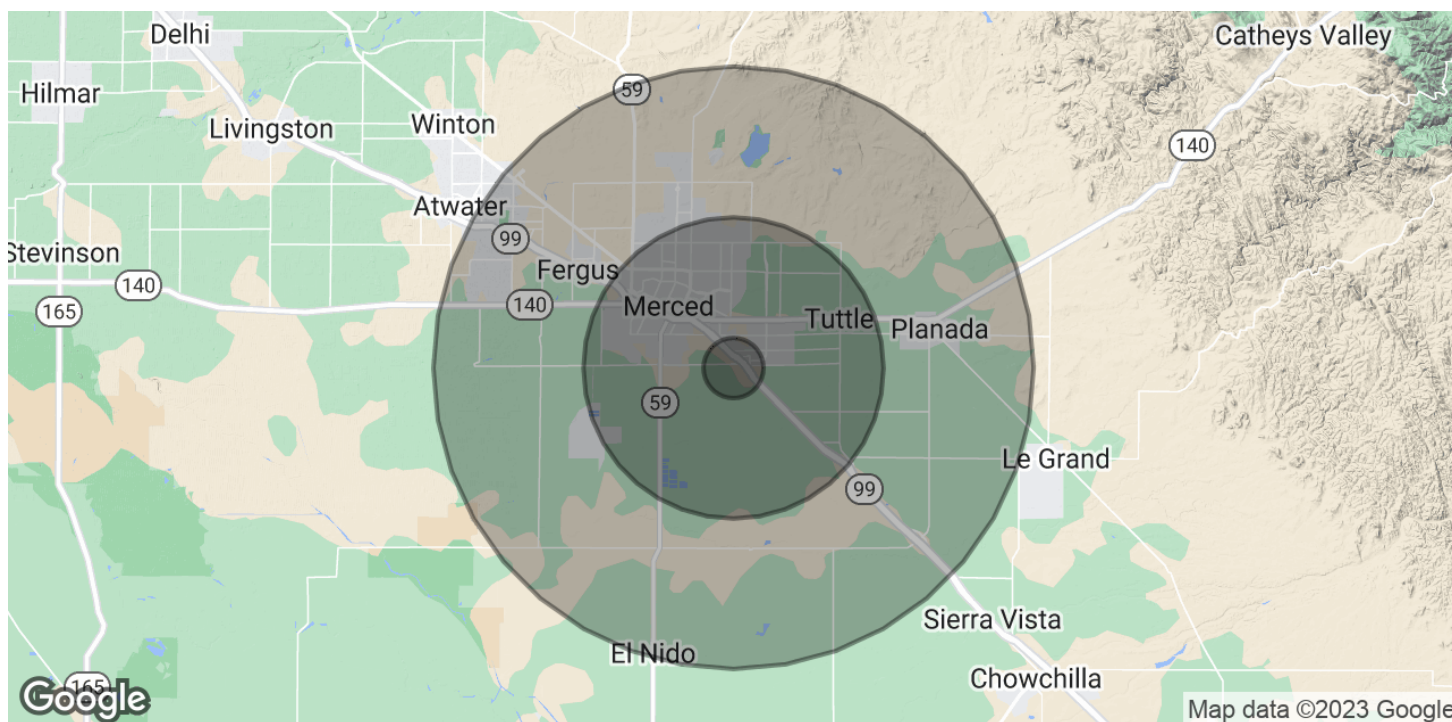


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## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 4,081  | 91,528  | 148,136  |
| Average Age          | 25.2   | 30.7    | 31.5     |
| Average Age (Male)   | 25.3   | 30.3    | 30.4     |
| Average Age (Female) | 25.5   | 31.3    | 32.5     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 942       | 30,353    | 48,497    |
| # of Persons per HH | 4.3       | 3         | 3.1       |
| Average HH Income   | \$65,581  | \$63,756  | \$69,538  |
| Average House Value | \$202,178 | \$212,605 | \$233,307 |

\* Demographic data derived from 2020 ACS - US Census

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