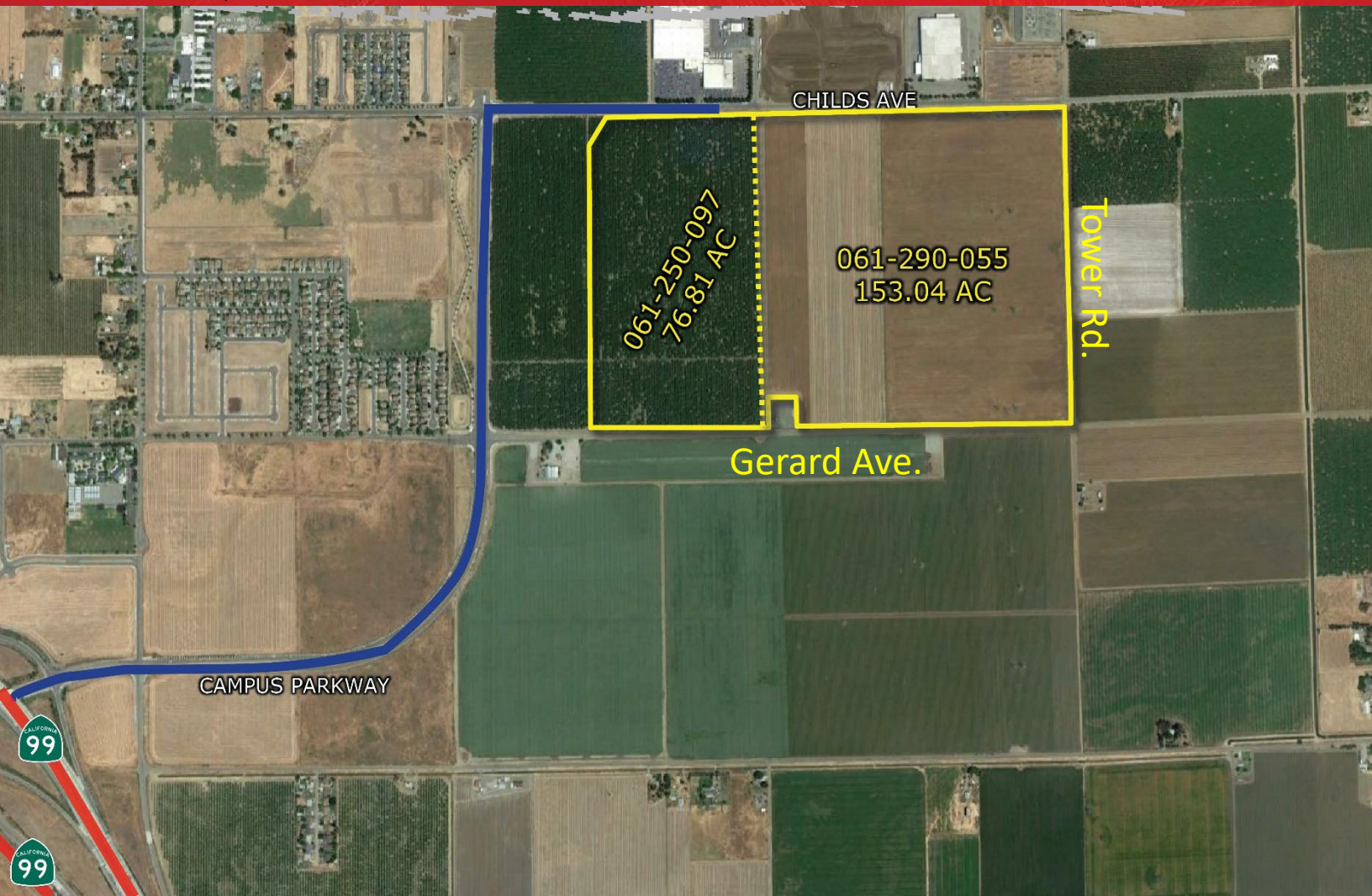


# For Sale

## ±230 Acres Industrial Land

Merced, California



**1.7 MILES EAST OF HWY 99 ON THE  
SW CORNER OF CHILDS AVE & TOWERS RD**

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# Property Features

- ±230 acres industrial zoned land
- Parcel # 061-250-097 is ±76.81 acres, currently used as an orchard
- Parcel # 061-290-055 is ±153.19 acres, currently used for row crops
- Municipal water and sewer available
- New four (4) lane road to Highway 99 (Campus Parkway)



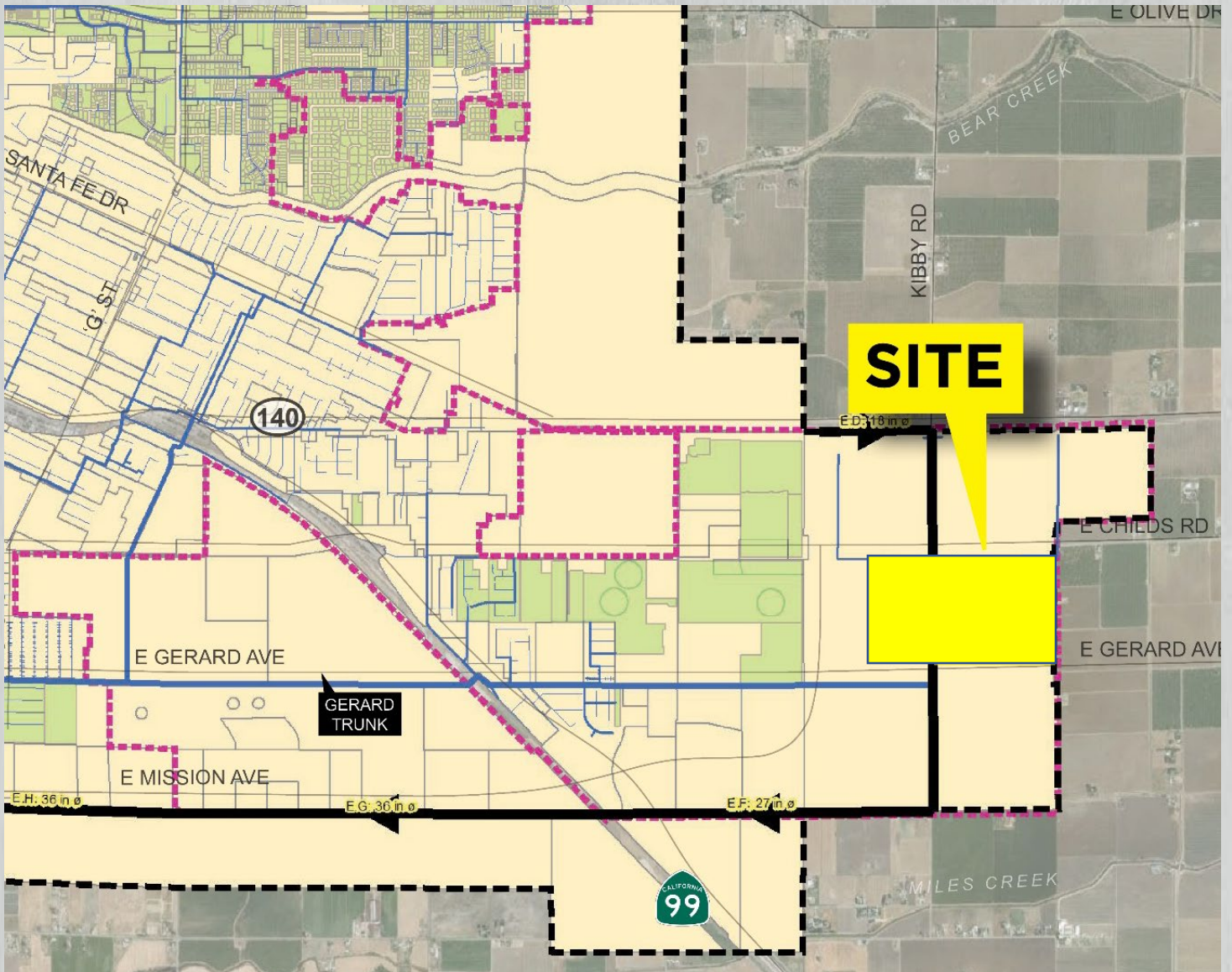
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# City of Merced Sewer Master Plan



## LEGEND

- |   |   |
|---|---|
|  FORCEMAINS                                |  SUDP BUILDOUT SEWERSHED |
|  LIFT STATIONS                             |  EXISTING SEWER SYSTEM   |
|  PROPOSED UPGRADES                         |  CREEKS                  |
|  EXISTING CITY LIMITS                      |   |
|  MERCED VISION 2030 GP SUDP BOUNDARY       |   |
|  PARCELS IDENTIFIED IN EITHER NMSD OR TSAM |   |

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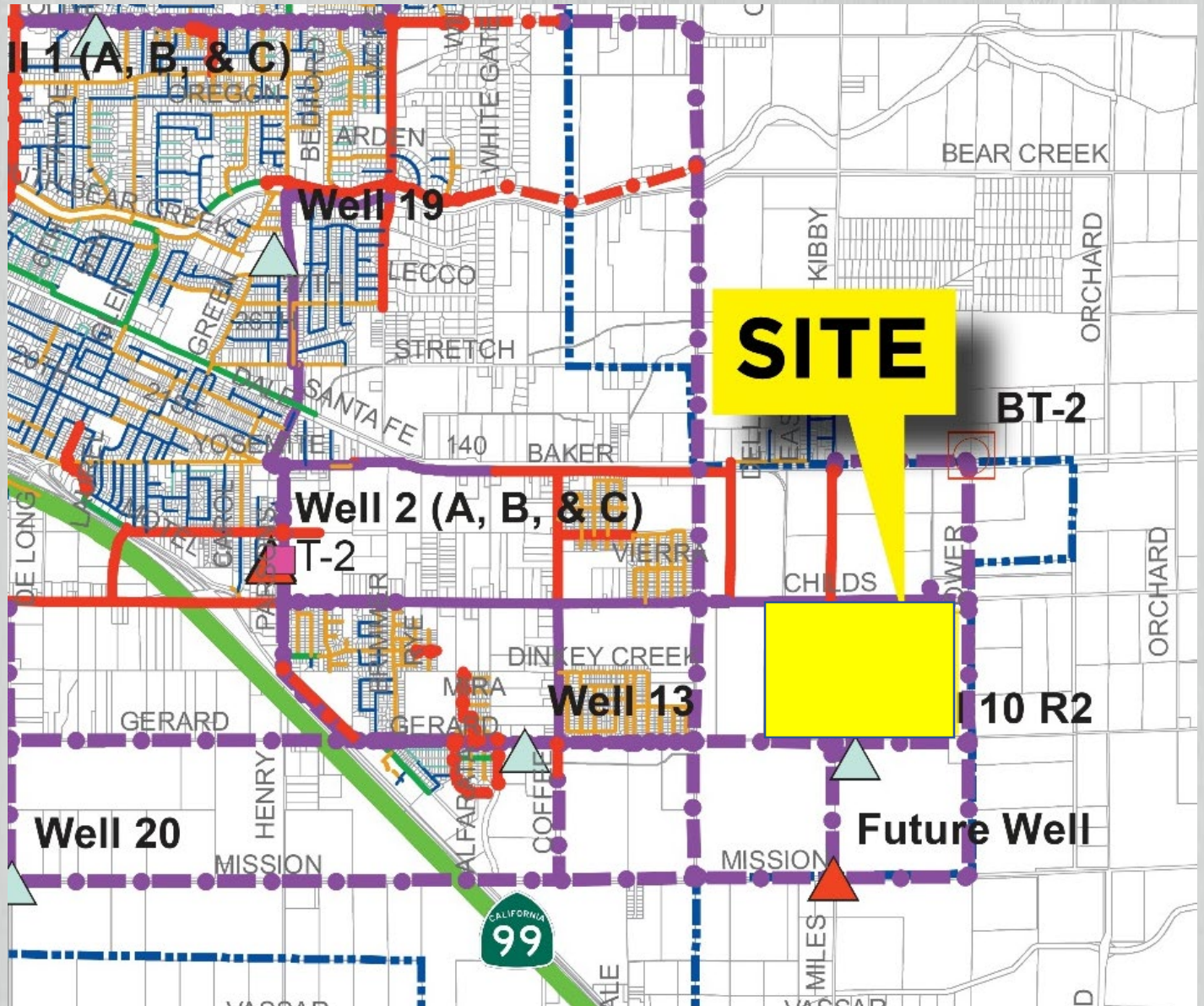
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# City of Merced Water Master Plan



## LEGEND

- Existing Tank
- ▲ Existing Wells
- ▲ Future Wells
- 2030 Booster Pump
- ⊗ 2030 Pressure Sustaining
- WTP Water Treatment Plant

## Existing Pipelines

- 4 in.
- 6 in.
- 8 in.
- 10 in.
- 12 in.
- 16 in.
- 18 in.

## 2030 Pipelines

- 12 in.
- 16 in.
- 18 in.
- 12
- 16
- Future High Speed Rail Alignment
- Merced Vision 2030 Boundary

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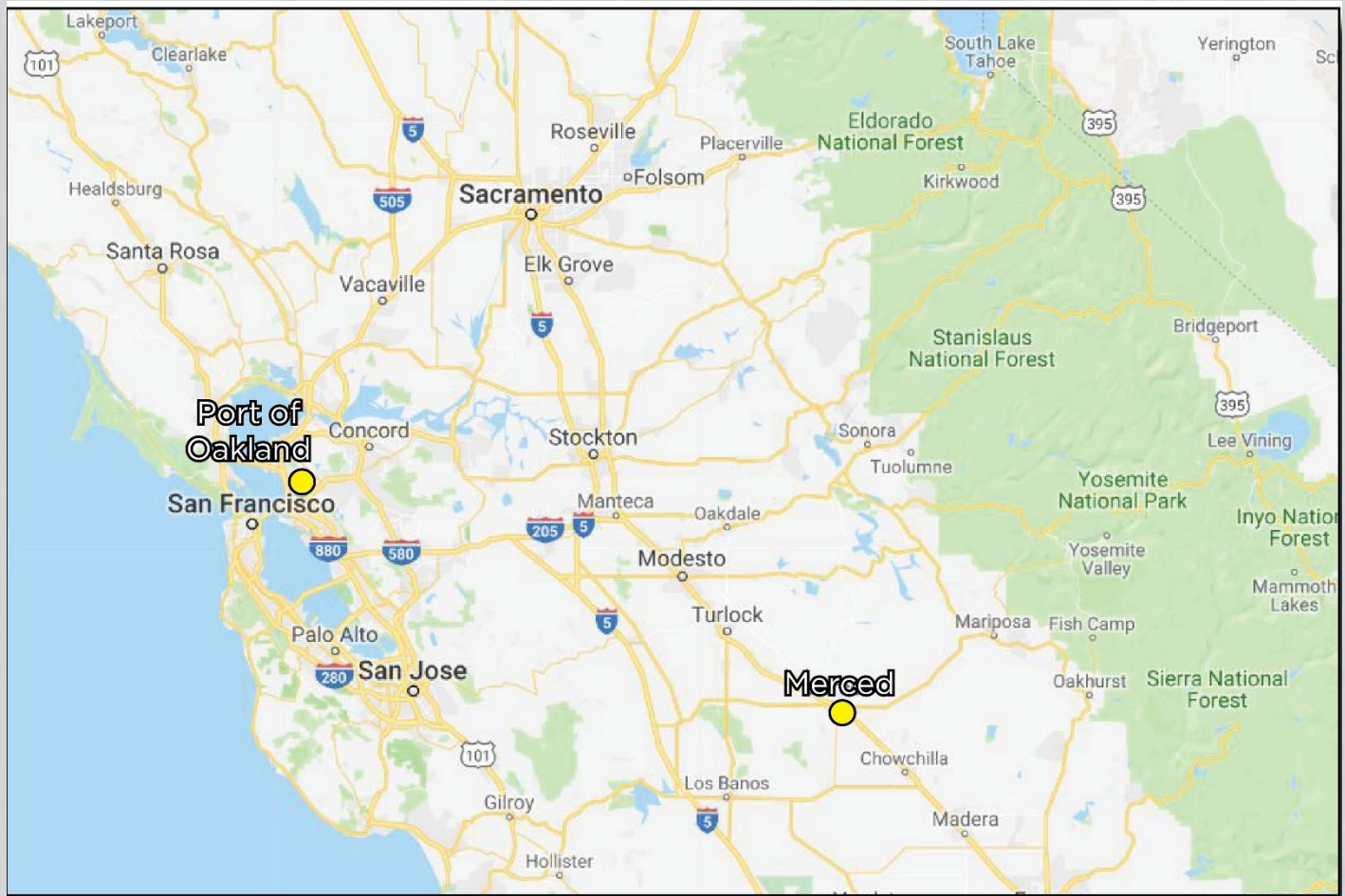
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# Regional Map



Destination	Distance (miles)	Drive time (hours)
Port of Oakland	120	2:00
Port of Los Angeles/ Long Beach, CA	318	5:08
Reno, NV	243	3:55
Phoenix, AZ	646	11:00
Portland, OR	694	11:10
Salt Lake City, UT	761	11:30
Seattle, WA	866	13:40

Merced Demographics	
Population (2017)	81,461
Projected population (2020)	97,700
Households (2017)	86,086
Projected households (2022)	89,521
Median age (2017)	29
Average household income (2017)	\$39,307
Projected average household income (2022)	\$44,372

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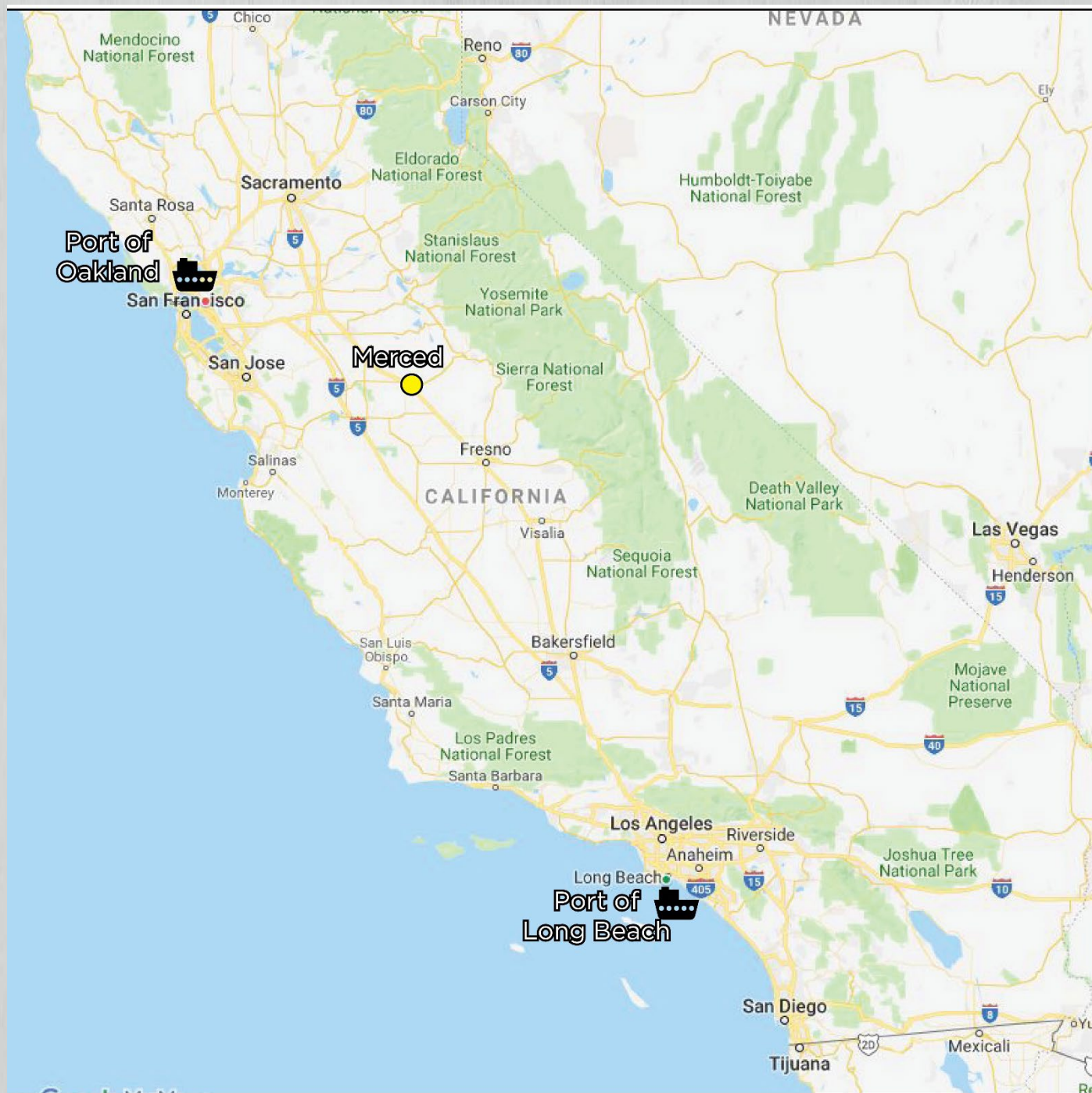
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# California Map



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