

LAND FOR SALE

RESIDENTIAL DEVELOPMENT LAND IN PLANADA, CA

429 Merced Street, Planada, CA 95365



OFFERING SUMMARY

SALE PRICE:	\$249,500
SFR PROPOSED LOTS:	36 Home Sites
LOT SIZE:	3.408 Acres
APN'S:	037-080-029, 037-080-025
PRICE / SF:	\$1.68
MARKET:	Planada
SUBMARKET:	North Planada

PROPERTY HIGHLIGHTS

- Proposed 35-Lot SFR Home Sites | Ready to Build
- ±3.408 Acres of Vacant Land | Subdivision Potential
- Free And Clear Parcel Ready For Developers Concept
- 9 Miles East of Merced, CA | 29 Mile North of Madera
- Convenient and Close Highway Access | Central Location
- Situated Near Existing Housing Developments
- Easy Access & Multiple Entrances/Exits
- Convenient Access to US Freeway CA-HWY 140
- Growth Area of Planada - New Residential Projects Recently Built/Planned
- Additional Land Next Door Also Available
- Next Door to Proposed Granada High School

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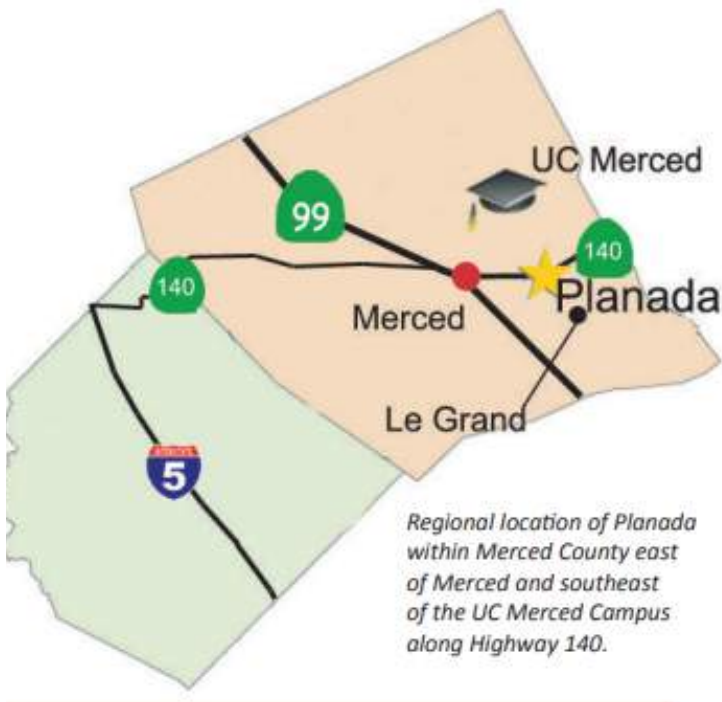


PROPERTY OVERVIEW

Residential development lands with subdivision potential totaling ± 3.408 Acres. (one) parcel is ± 0.408 acres (one) parcel is ± 3 acres of shovel-ready land. While the land is a blank and clean canvas for flexible concepts, Seller has a subdivision plan for a development of 36 single-family home sites. Road ways leading to the property from neighboring developments are in place, as well as 3 existing paid for city sewer connections. The California Department of Finance reported that Merced County is the fastest growing in the state. The subject property is located in the Planada area which is an incorporated area of Merced County with a reported population of approximately 4,584 people, located 9 miles east of the City of Merced, CA and 12 miles south of University of California Merced.

LOCATION OVERVIEW

Property is located off the Northeast corner of Merced St and Haskell Ave, just Southeast of HWY 140. The subject property is located in Planada, CA which is located 9 miles east of Merced, CA. The property is North of Stanford Ave, South of HWY-140, East of N Cabrillo St and West of Cody Ave.



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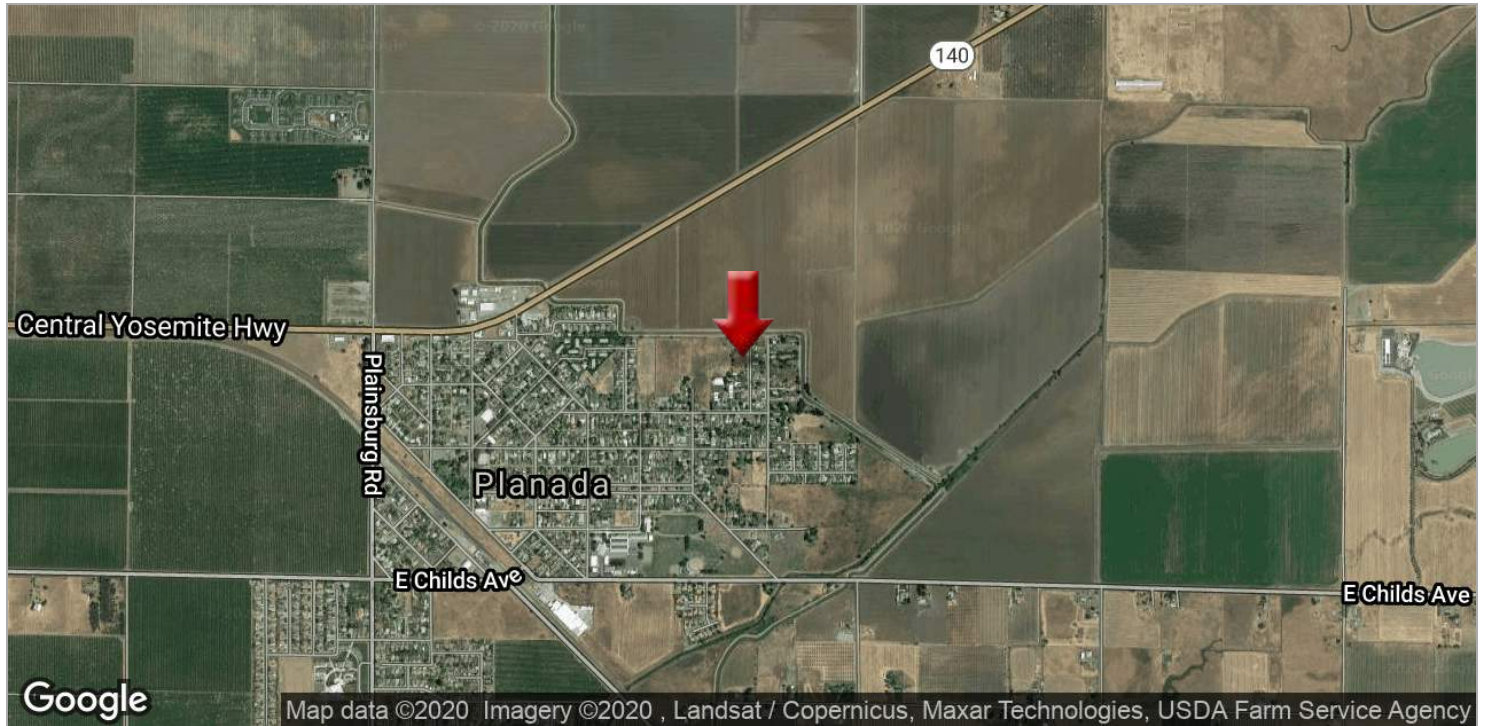
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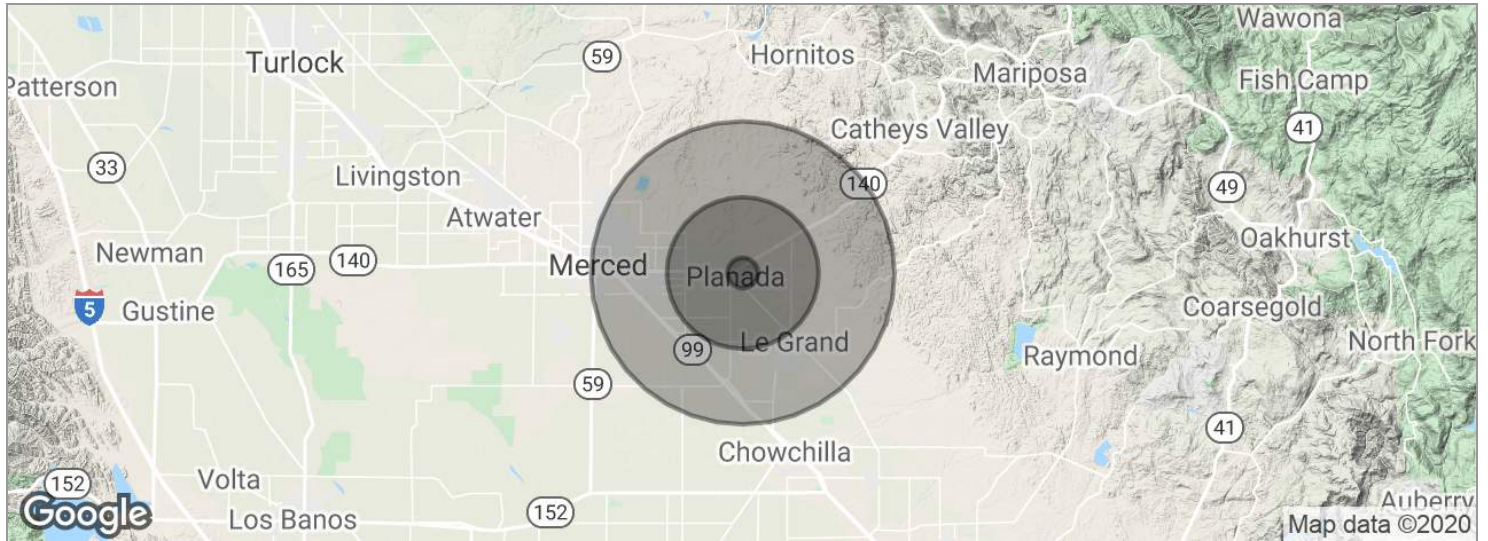


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	458	27,634	154,004
Median age	39.7	38.8	35.3
Median age (male)	39.5	37.3	34.5
Median age (Female)	40.1	39.9	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	149	8,960	47,521
# of persons per HH	3.1	3.1	3.2
Average HH income	\$113,193	\$97,593	\$88,817
Average house value	\$530,725	\$436,808	\$388,772
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	11.6%	22.0%	27.8%
RACE (%)	1 MILE	5 MILES	10 MILES
White	83.8%	74.0%	66.0%
Black	4.6%	8.1%	11.8%
Asian	2.8%	4.5%	5.4%
Hawaiian	0.0%	0.1%	0.3%
American Indian	0.0%	0.5%	0.9%
Other	3.7%	8.8%	11.7%

* Demographic data derived from 2010 US Census

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