

Frankwood Commons Retail Pads | Reedley, CA

Property For Sale

1005 N Demaree Street  
 Visalia, California 93291  
 O | 559.754.3020  
 F | 559.429.4016  
 www.mdgre.com  
 DRE #01998518

**GRAHAM & ASSOCIATES**

Matt Graham  
 Lic# 01804235  
 www.mdgre.com

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

## PROPERTY DETAILS

<b>Address:</b>	Southwest Corner of Frankwood Ave and E. South Ave   Reedley, CA
<b>APN:</b>	363-220-01
<b>Pad Size:</b>	51,962 +/- Sq. Ft. - Gas Station Pad
<b>Zoning:</b>	CN - Neighborhood Commercial
<b>Sales Price:</b>	Gas Station Pad - \$25 PSF   \$1,299,050.00 Total

### Additional Comments:

Gas and Convenience Store Pad available for sale at Frankwood Commons in Reedley, California. The Commercial Property Improvements will include finished graded lots with interior drives, perimeter curbs, gutters, sidewalks and landscaping as required by the City of Reedley and all wet and dry utilities stubbed to within five feet of the Commercial Property boundary line fronting East South Street. Well located on the North side of Reedley, near numerous amenities. Please call for further details.



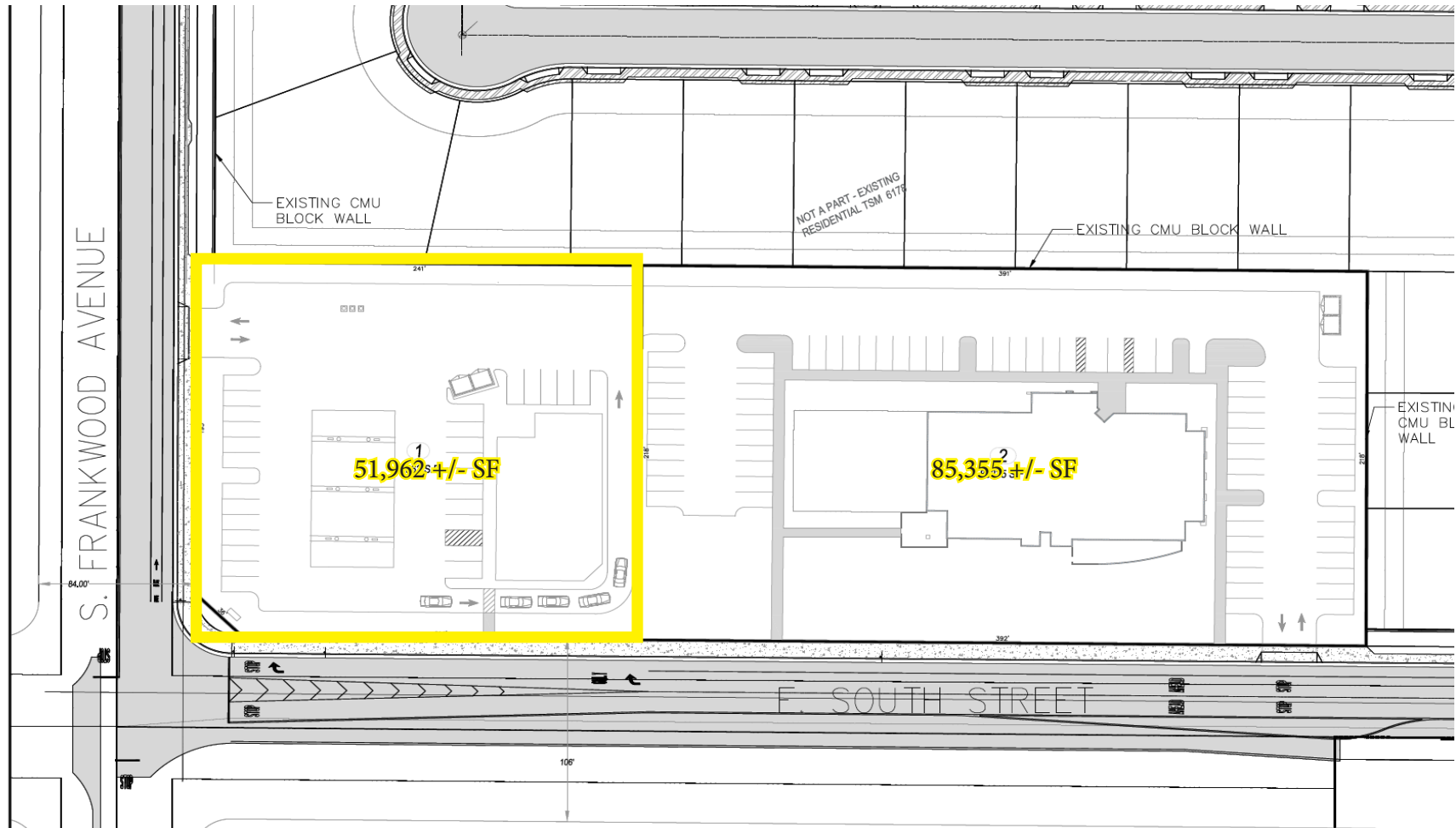
**Contact Broker:**  
Matt Graham  
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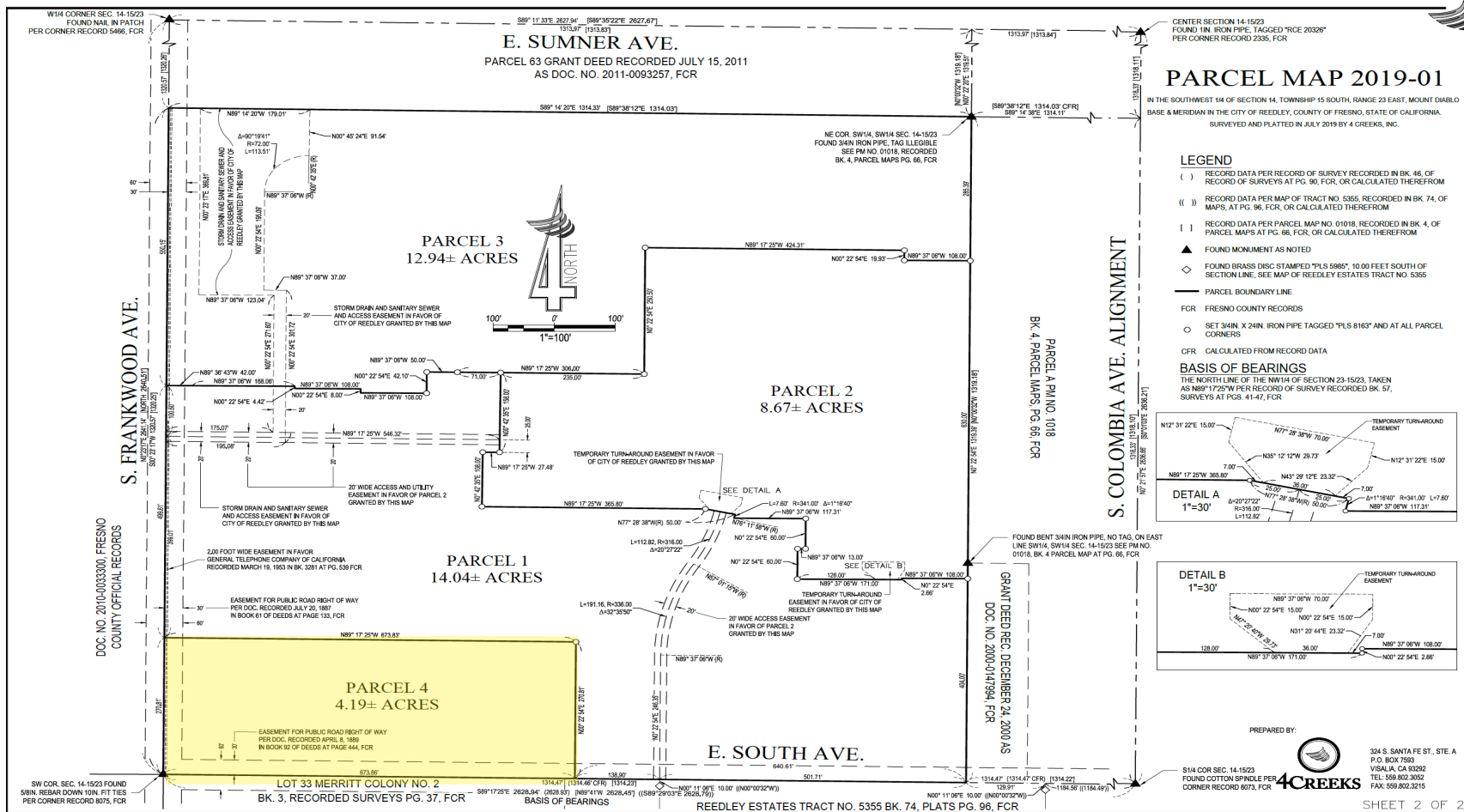
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# PARCEL MAP



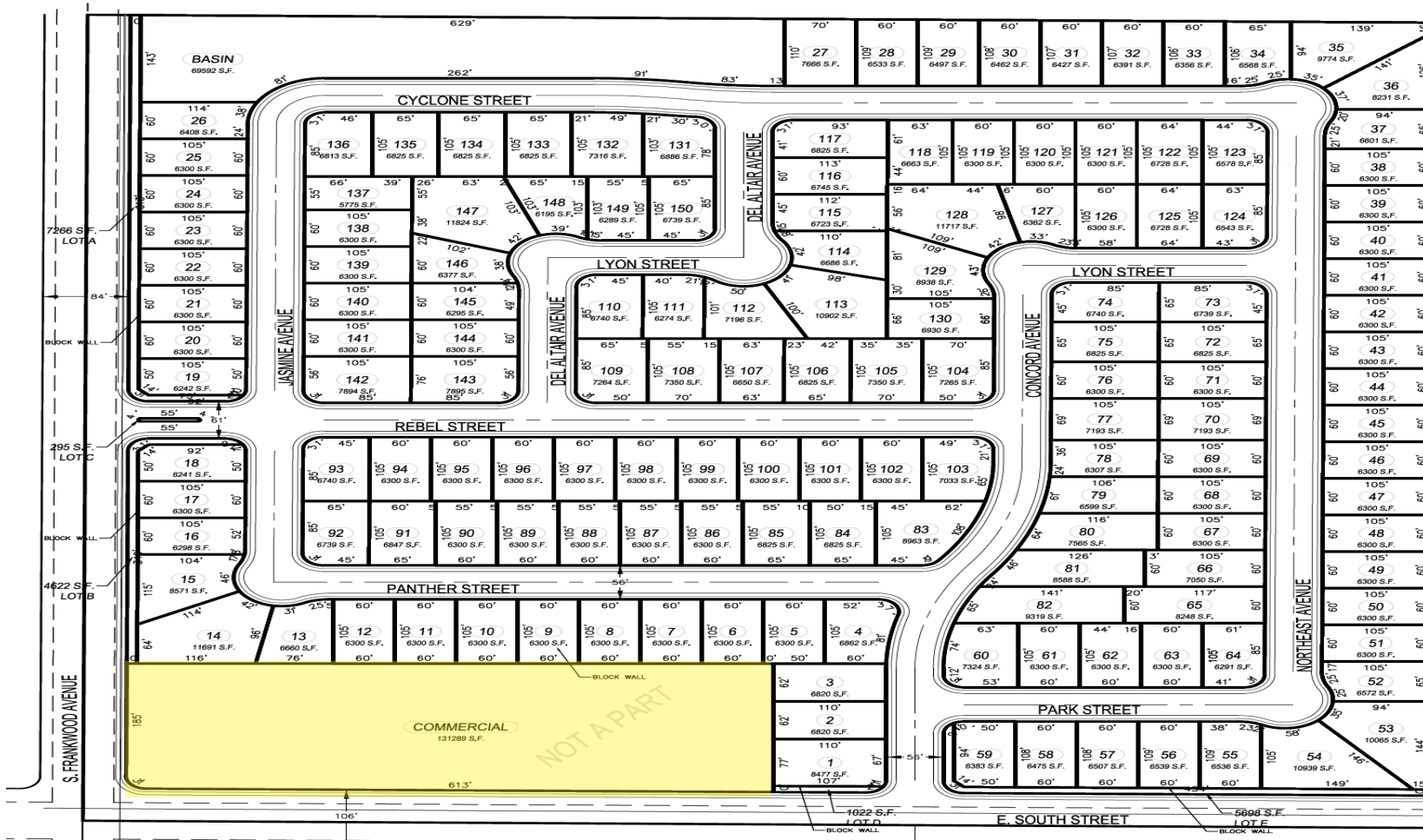
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# SUBDIVISION MAP



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## LOCATION MAP



#	Street	Cross Street	Dir.	Volume	Type/Year	Dist. (mi)
1.	E South Ave	S Frankwood Ave	E	1,787	Published (1999)	0.0
2.	S Frankwood Ave	E South Ave	S	2,311	Current Year	0.1
3.	S Frankwood Ave	E South Ave	N	2,697	Current Year	0.1
4.	E South Ave	S Frankwood Ave	W	1,230	Current Year	0.1
5.	E Aspen Dr	N Frankwood Ave	W	3,371	Current Year	0.4
6.	E South Ave	Reed	W	1,230	Current Year	0.4
7.	N Reed Ave	S Reed Ave	S	6,308	Current Year	0.5
8.	Reed	E South Ave	S	5,998	Current Year	0.5
9.	E Parlier Ave	N Frankwood Ave	W	3,291	Current Year	0.5
10.	N Reed Ave	W Aspen Dr	N	6,501	Current Year	0.6
11.	W Parlier Ave	N Reed Ave	W	3,014	Current Year	0.7
12.	N Columbia Ave	E Parlier Ave	N	915	Current Year	0.7
13.	S Frankwood Ave	E Adams Ave	N	1,955	Current Year	0.8
14.	N Frankwood Ave	W Palm Ave	S	7,135	Current Year	0.9

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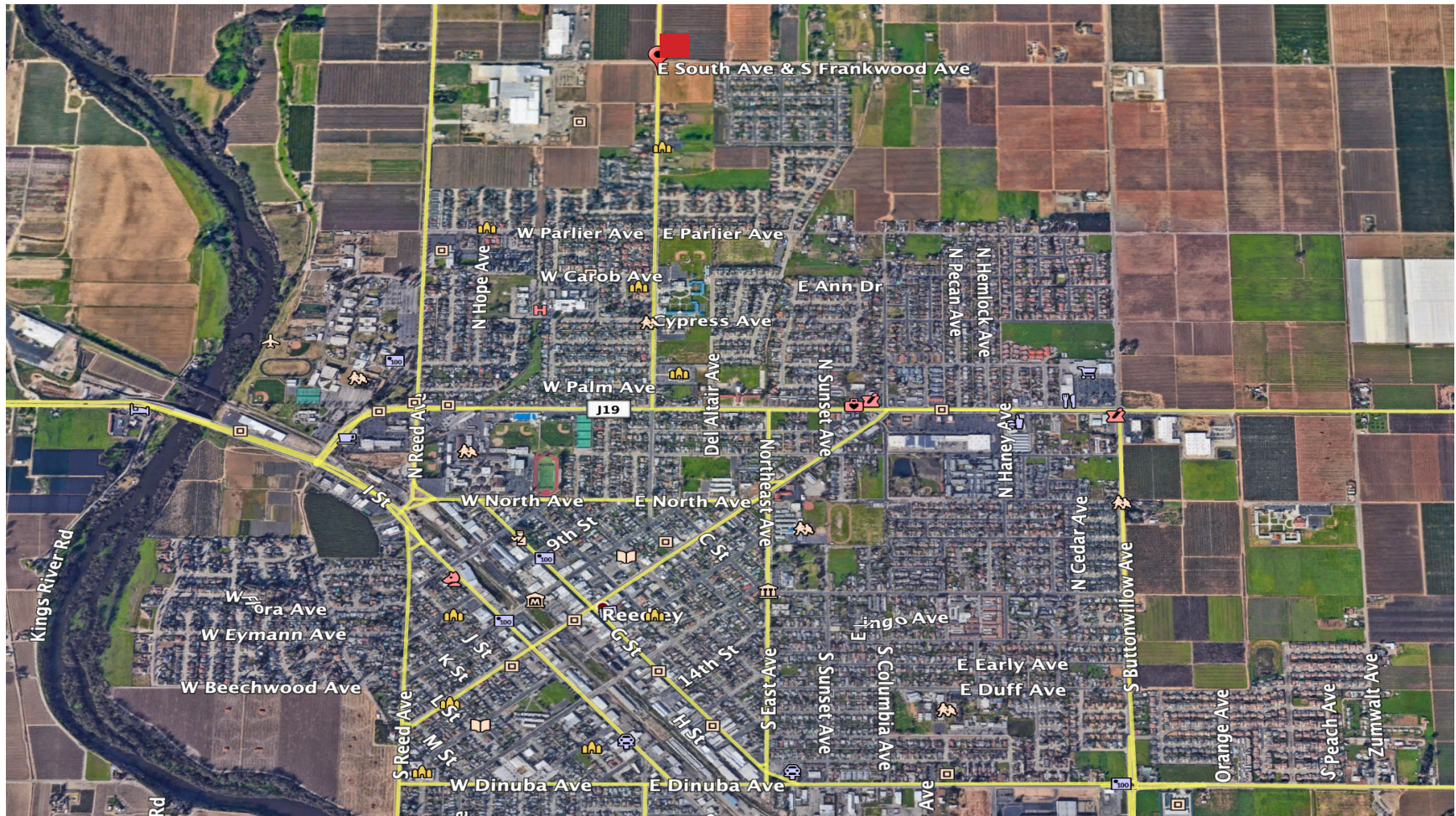
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## PROPERTY LAYOUT

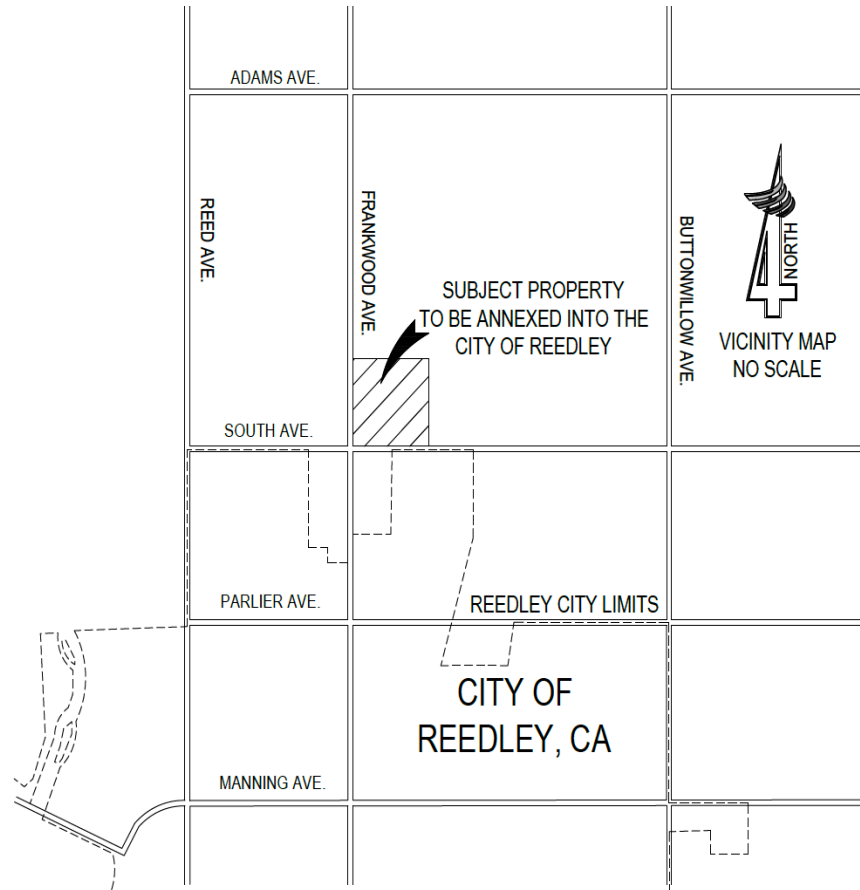


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APN: 363-220-01



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