

FOR SALE

# Commercial Land Available

104 Nove Way | Valley Springs, CA



Nicole Key Executive Director | (209) 290-0857 | nkey@theconiccompany.com | DRE Lic #01907567

# Commercial Land Available

104 Nove Way | Valley Springs, CA



### AVAILABLE PARCELS

Parcel 1 - 2.05 acres

Parcel 2 - 2.55 acres

### SALE PRICE

\$450,000 / parcel

### TRAFFIC COUNTS

Highway 12 | ±8,800 ADT




Highway 26 | ±10,900 ADT

### NEIGHBORHOOD CO-TENANTS

Area cotenants include Mar-Val Grocery, Ace Hardware, Dollar General, O'Reilly Auto Parts, Auto Zone, Starbucks, Burger King, Taco Bell, and more

### PROPERTY HIGHLIGHTS

- Site is located central to the concentrated population area, with an average annual household income of approximately \$70,000
- Public utilities are located at or near each parcel
- Subject property is centrally located within Valley Springs' commercial district
- Located only 30 minutes from the Central Valley, Valley Springs is one of the more desirable suburban communities
- Mokelumne and Stanislaus Rivers that surround Valley Springs are magnets for locals and visitors looking for adventure on the water
- Being in the heart of 3 popular area reservoirs, Valley Springs features increased summer traffic

NEIGHBORHOOD DEMOGRAPHICS		1 Mi	3 Mi	5 Mi
	POPULATION	1,137	5,878	9,854
	MEDIAN HOUSEHOLD INCOME	\$84,166	\$82,933	\$80,460
	DAYTIME POPULATION	739	1,216	1,586

Source: 2022 Esri.



# Commerrial Land Available

104 Nove Way | Valley Springs, CA



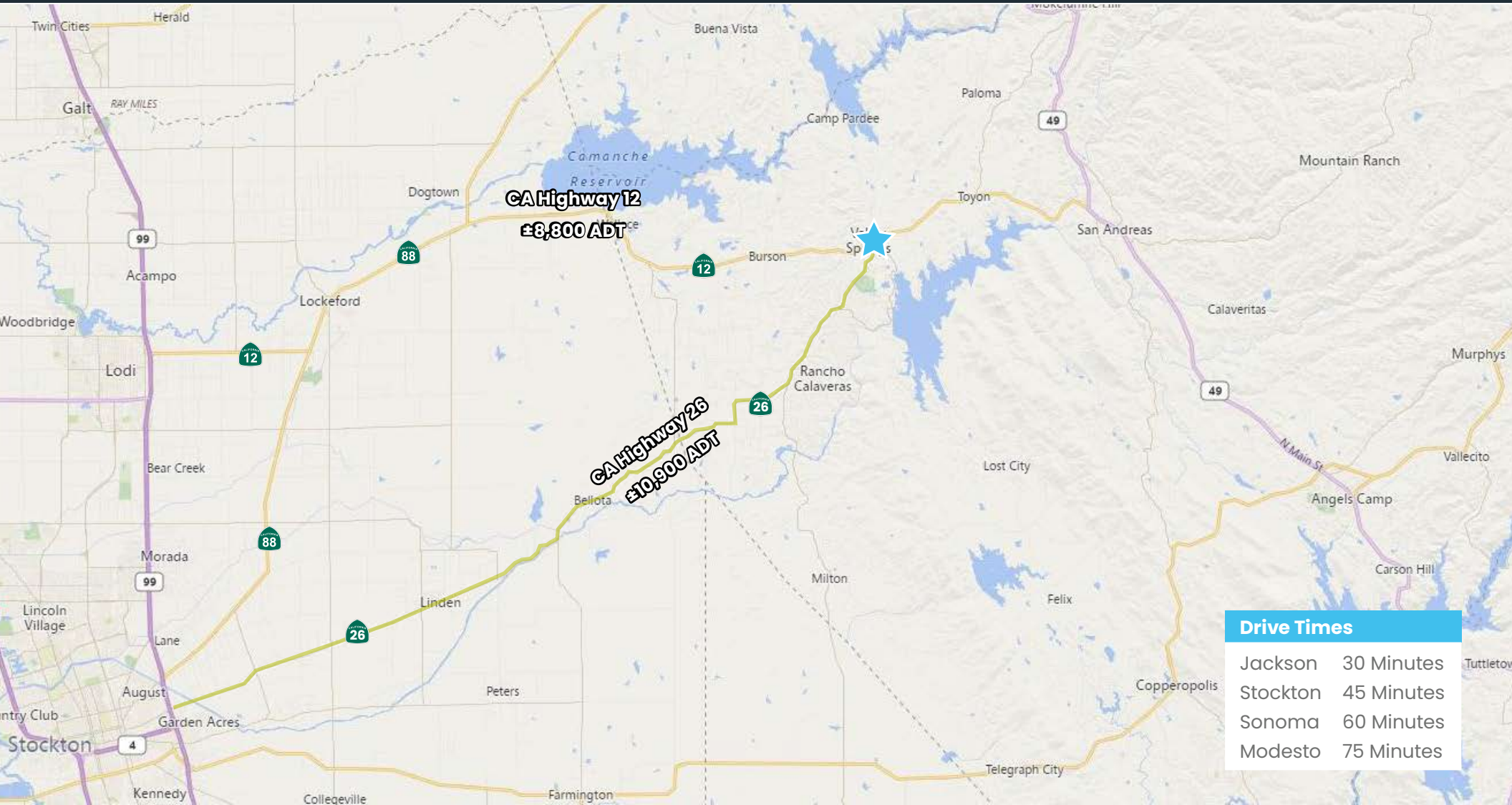
Nicole Key Executive Director | (209) 290-0857 | nkey@theconiccompany.com | DRE Lic #01907567

[theconiccompany.com](http://theconiccompany.com)



# Commerial Land Available

104 Nove Way | Valley Springs, CA



Nicole Key Executive Director | (209) 290-0857 | nkey@theeconiccompany.com | DRE Lic #01907567

[theeconiccompany.com](http://theeconiccompany.com)