

# 173 ACRES OF PRIME DEVELOPMENT LAND

Marketing Package

Clarence Oliveira



1515 E MISSION AVENUE  
MERCED, CA 95342



CLARENCE OLIVEIRA, REALTOR  
(209) 988-5254

cojr22@gmail.com  
clarenceoliveira.com  
DRE #01225017





## **173 Acres of Prime Development Land at the Gateway to Merced City and UC Merced**

This strategic property is positioned for future annexation into Merced City limits, featuring access via a newer highway on/off ramp. The north side of the highway already hosts established commercial businesses, creating momentum for development. The site presents an exceptional opportunity to create your own master-planned project with positive reception from neighboring properties and city agencies, with the possibility of assembling nearby parcels and properties. This premium location borders Highway 99, Union Pacific Railroad, the future California High-Speed Rail corridor, and Mission Ave, the main gateway to UC Merced. Comprising multiple parcels with extensive frontage and high visibility, this property offers unparalleled development potential in a rapidly growing region.

# PROPERTY INFORMATION

1515 E Mission Ave.  
Merced, CA 95341

**Lot Size:** 173.55 Acres

**Topography & Zoning Description:** Agricultural Levelled

**Zoning:** Agricultural

**APN:** 259-160-010-000, 259-160-018-000, 259-180-060-000, 259-180-011-000,  
259-180-008-000, 259-180-010-000, 259-190-010-000, 259-190-012-000,  
259-190-011-000

**County:** Merced

**Water Source:** Agricultural Well, Domestic Well With Pump, Irrigation  
District

**Crops:** Row Crops



**CENTURY 21** Select  
Real Estate  
**AG & RANCH**

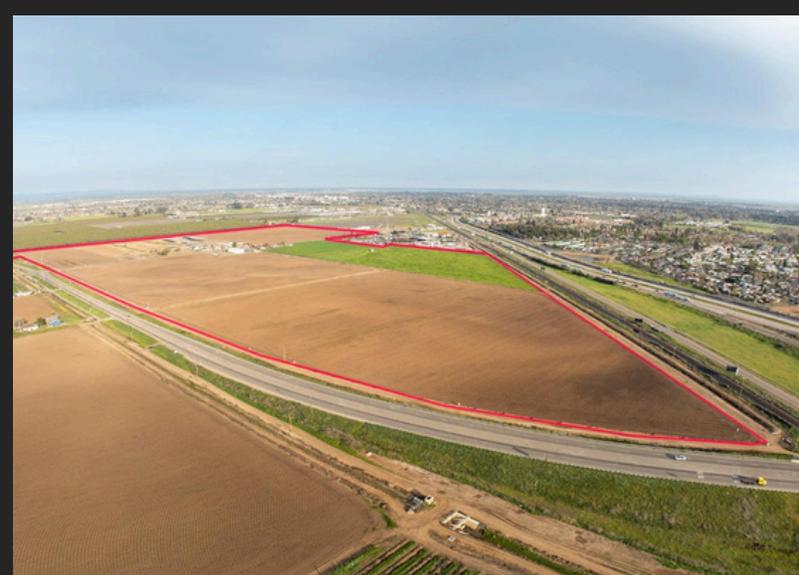
# INVESTMENT SUMMARY

1515 E Mission Ave.  
Merced, CA 95341

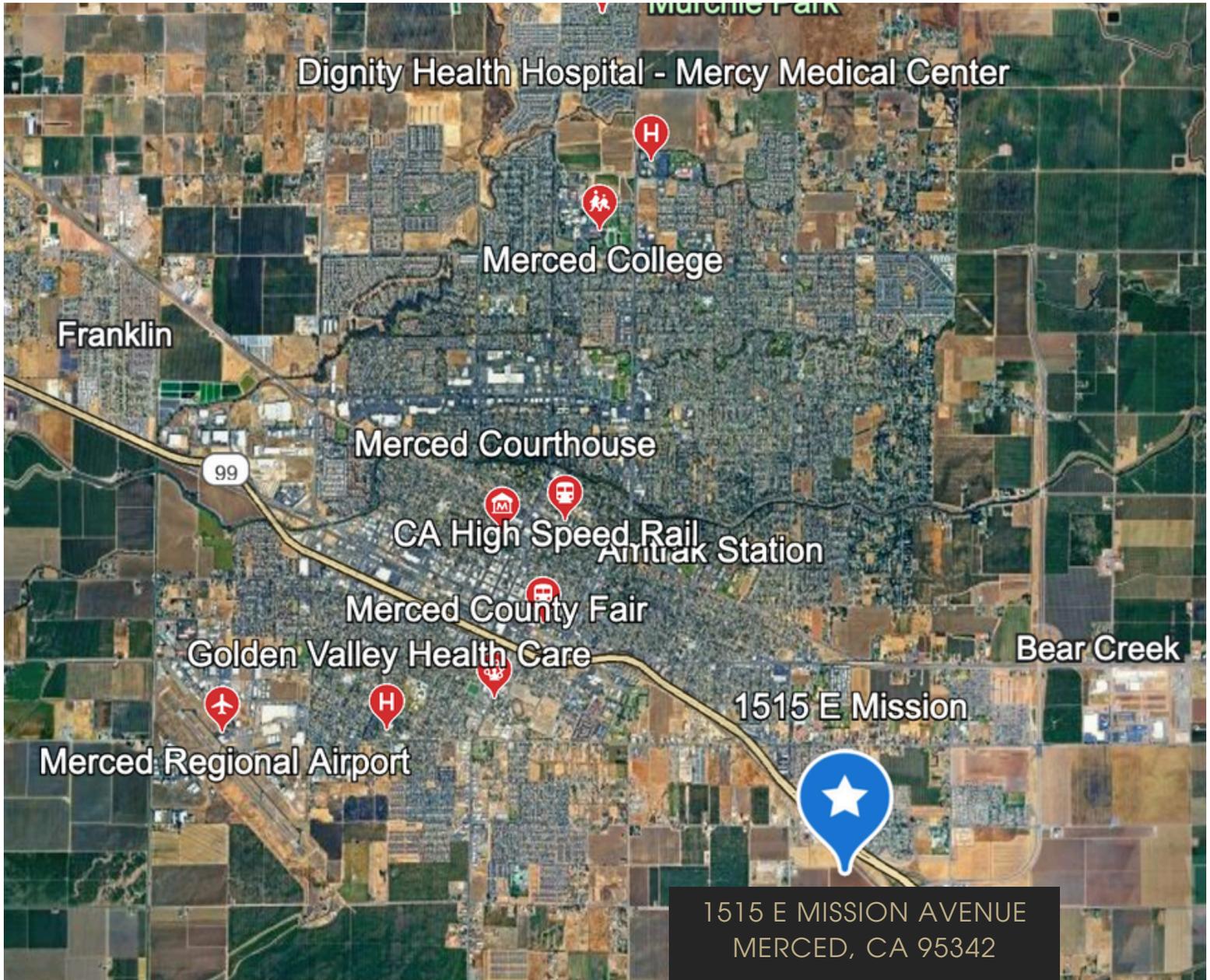
What makes this investment truly exceptional is its flexibility and development potential. The property comprises multiple parcels with extensive frontage and high visibility, offering investors the opportunity to create a transformative master-planned project. The land is currently positioned for potential future annexation into Merced City limits, which adds another layer of strategic value. Investors have the unique opportunity to assemble nearby parcels, potentially expanding the development footprint and increasing the project's overall impact.

The regional growth dynamics further strengthen the investment thesis. UC Merced's presence signals ongoing demographic and economic expansion, while the property's multiple infrastructure connections make it an attractive site for various development types. Whether considering residential, commercial, or mixed-use projects, the land offers a blank canvas for innovative development strategies that can capitalize on the region's growth trajectory.

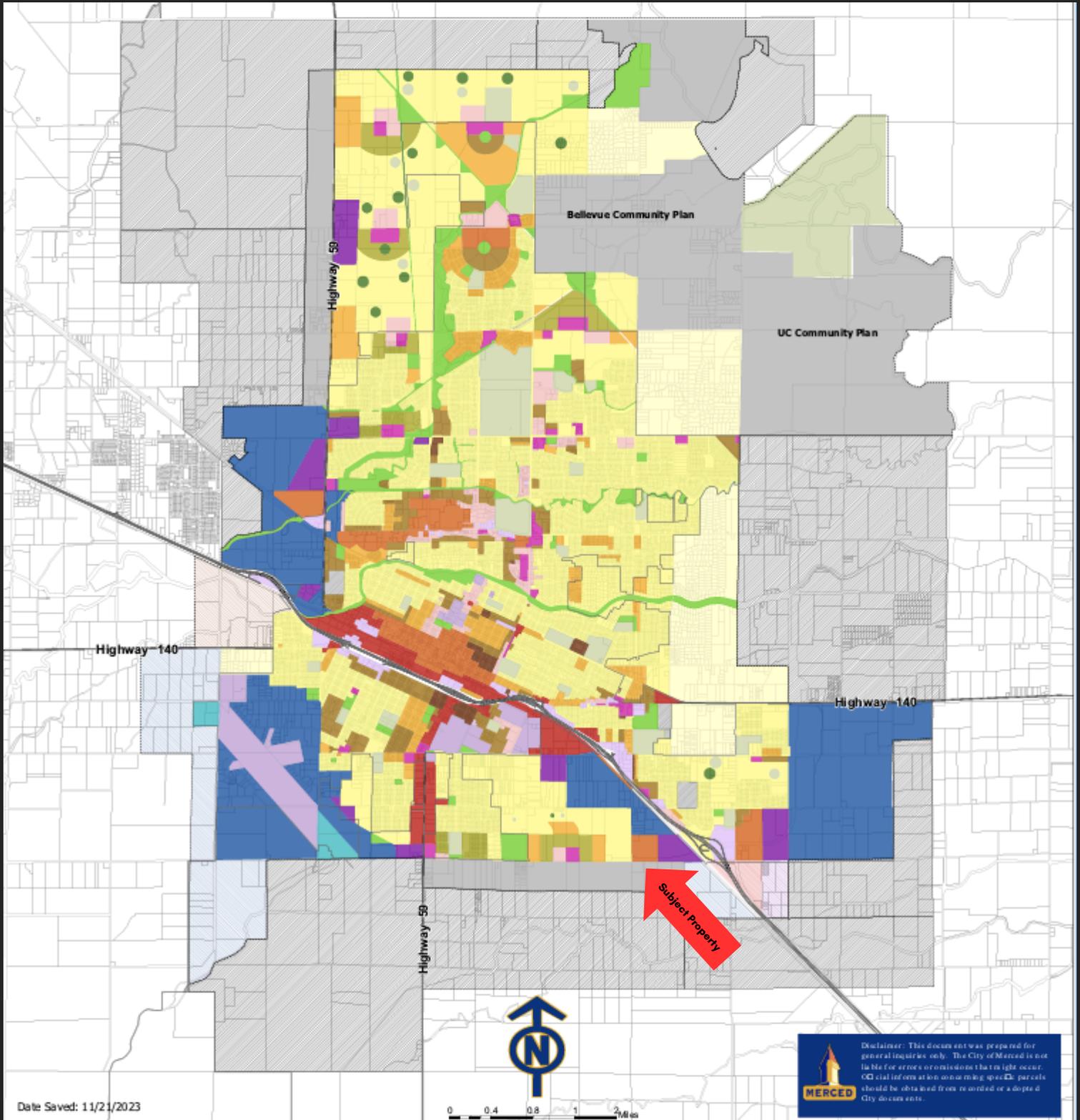
Potential investors should recognize this as a rare opportunity to acquire a strategically located, large-scale development site in a rapidly evolving market. The combination of infrastructure access, proximity to key regional assets, and development flexibility positions this property as a premier investment opportunity. Comprehensive due diligence, including detailed land use analysis, zoning review, and feasibility studies, will be crucial next steps in unlocking the full potential of this exceptional property.



# LOCATION SUMMARY



# CITY OF MERCED GENERAL PLAN DESIGNATIONS



Date Saved: 11/21/2023

0 0.4 0.8 1 2 Miles

**MERCED**  
Disclaimer: This document was prepared for general inquiries only. The City of Merced is not liable for errors or omissions that might occur. Official information concerning specific parcels should be obtained from recorded or adopted City documents.

## City of Merced - General Plan Designations

- |                               |                               |                              |                                    |                                    |
|-------------------------------|-------------------------------|------------------------------|------------------------------------|------------------------------------|
| General Plan - City of Merced | REGIONAL COMMUNITY COMMERCIAL | INDUSTRIAL RESERVE           | LOW DENSITY RESIDENTIAL            | RESIDENTIAL RESERVE                |
| BUSINESS PARK                 | NEIGHBORHOOD COMMERCIAL       | AGRICULTURAL                 | LOW TO MEDIUM DENSITY RESIDENTIAL  | RESERVE COMMUNITY PLAN/MASTER PLAN |
| BUSINESS PARK RESERVE         | COMMERCIAL OFFICE             | BELLEVUE RANCH CORRIDOR PLAN | HIGH TO MEDIUM DENSITY RESIDENTIAL | Merced City Limit                  |
| THOROUGHFARE COMMERCIAL       | SCHOOL                        | OPEN SPACE - PARK RECREATION | HIGH DENSITY RESIDENTIAL           | SOI                                |
| COMMERCIAL RESERVE            | PUBLIC/GENERAL USE            | FUTURE PARK                  | RURAL RESIDENTIAL                  | Areas of Interest                  |
| GENERAL COMMERCIAL            | MANUFACTURING/INDUSTRIAL      | VILLAGE RESIDENTIAL          | MOBILE HOME PARK RESIDENTIAL       |                                    |

# ABOUT MERCED

## **Merced, California: A Central Valley Crossroads**

Merced is a pivotal city in California's Central Valley, strategically located along Highway 99 and serving as a key intersection of transportation, education, and regional development. The city is prominently positioned near the University of California, Merced (UC Merced), which anchors the region's educational landscape as the newest campus in the UC system. Highway 99 cuts directly through Merced, providing critical north-south transportation connectivity, while Mission Avenue serves as an important local thoroughfare.

Transportation infrastructure defines Merced's regional significance. The Union Pacific Railroad maintains a strong presence in the area, supporting freight transportation, and the city is a planned station on the California High Speed Rail Corridor, promising future connectivity. Notably, Merced serves as a gateway to Yosemite National Park, located approximately 75 miles away, making it a strategic location for tourists and travelers exploring California's natural landmarks.

The city embodies the Central Valley's blend of agricultural heritage and modern development, with UC Merced driving economic and intellectual growth. Its location at the intersection of major transportation routes, educational institutions, and natural attractions positions Merced as a unique and important hub in California's complex regional landscape.





**PROPERTY PICTURES**

## CLARENCE OLIVEIRA

Century 21 Select Real Estate, Ag & Ranch Division



(209) 988-5254

cojr22@gmail.com

clarenceoliveira.com

DRE #01225017

The Central Valley represents the golden heart of California, and I am proud to call this region my professional home. As a California REALTOR® with 28 years of experience, I don't just sell real estate—I live and breathe every aspect of this dynamic market. My career is defined by an unwavering commitment to client service and a deep understanding of the local real estate landscape.

My core philosophy is simple: put the client first. I distinguish myself by ensuring exceptional accessibility and responsiveness. When clients need me, I am always available—answering calls promptly and returning messages quickly. This commitment reflects my belief that real estate is not just about transactions, but about building trusted relationships.

With the nationally recognized Century 21 brand behind me, I bring a wealth of knowledge and expertise to every transaction. My approach is characterized by continuous learning and adaptation through multiple market cycles. I have developed exceptional negotiation skills that come naturally and create value for clients. My comprehensive understanding of the San Joaquin Valley's real estate market, combined with a supportive team of experienced professionals, ensures efficient and effective service.

Success in real estate requires more than just knowledge—it demands strategic use of industry resources and a keen understanding of market dynamics. My 28 years of experience have honed my ability to navigate complex real estate landscapes, delivering successful closings in an ever-changing market. I am fortunate to have developed unique abilities that allow me to get the job done with precision and professionalism.

I am committed to making your real estate journey smooth, transparent, and successful. Whether you're buying, selling, or exploring opportunities in California's Central Valley, I am dedicated to exceeding your expectations. My passion for real estate, combined with my extensive experience and client-first approach, ensures that I will work tirelessly to meet your real estate needs.

