

EXECUTIVE SUMMARY



HIGHLIGHTS:

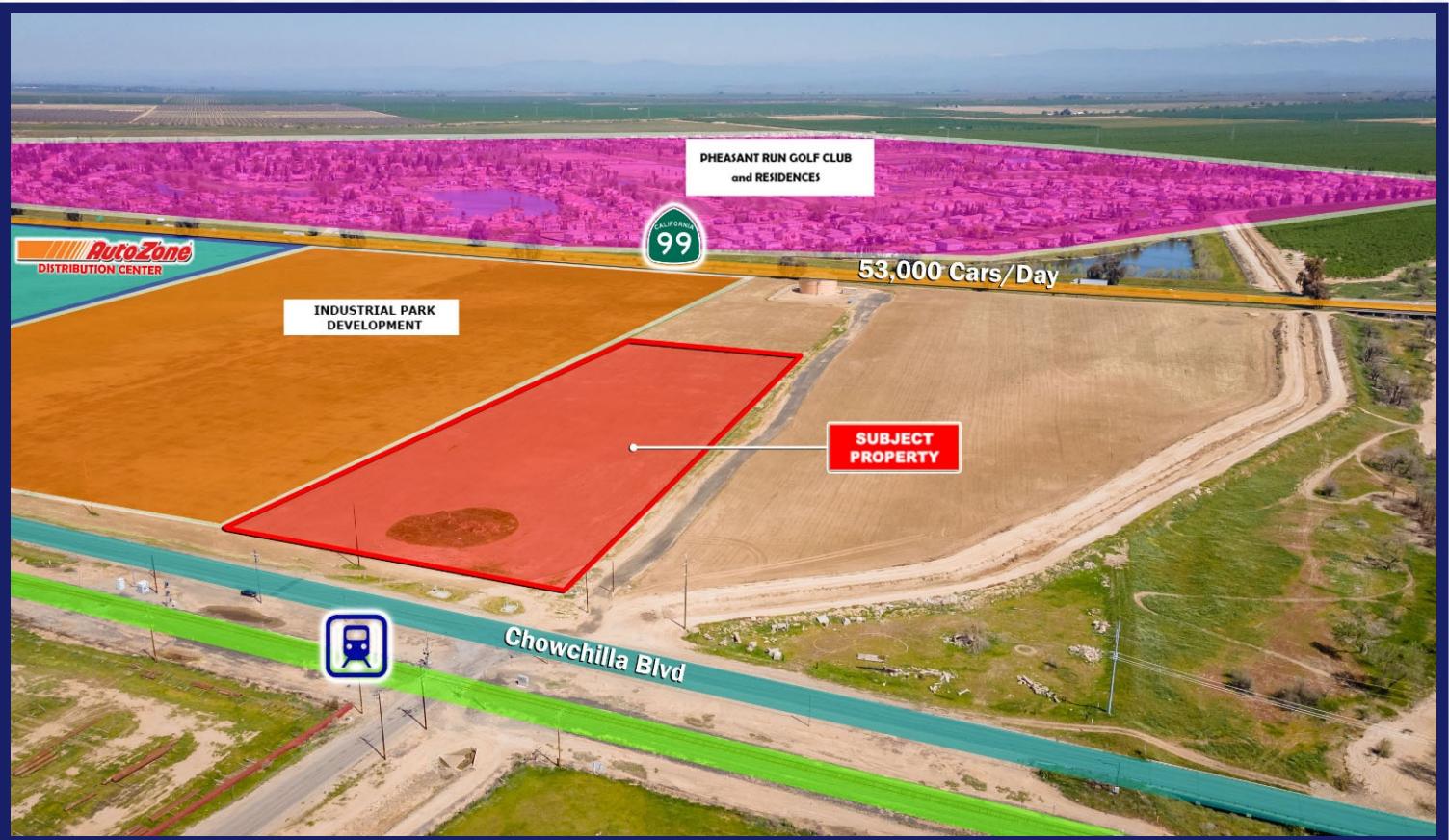
- 6.56 Acres of Land, Zoned Light Industrial, just off the 99 Freeway on/off Ramp
- Right by the Brand new 560,000 SF AutoZone Distribution Center Built in 2024
- Next to Brand New 26 Acre Industrial Park – Already Under Construction
- Just off the 99 Freeway on/off Ramp at Ave 24 ½
- Across from the Chowchilla Airport
- Across from the Affluent Pheasant Run Golf Course and Residences
- Light Industrial (I-L) allows for Distribution, Warehousing, Manufacturing, Processing, Commercial uses and more
- Convenient access between both Fresno and Stockton markets along the 99

OFFERING SUMMARY: The property, located in the city of Chowchilla (located between Fresno and Stockton) and adjacent to both the 99 freeway and airport provides businesses with unique access for product or service distribution. AutoZone has already taken advantage of this location by investing \$150m into its brand-new Distribution Center close to this property. The city is further investing into growth of businesses with the Industrial Specific Plan, which covers about 2,893 acres and is designed to incentivize more businesses to follow suit with investment and development. The property offers excellent exposure with about 260 feet of frontage on Chowchilla Blvd as well as 99 Freeway visibility.

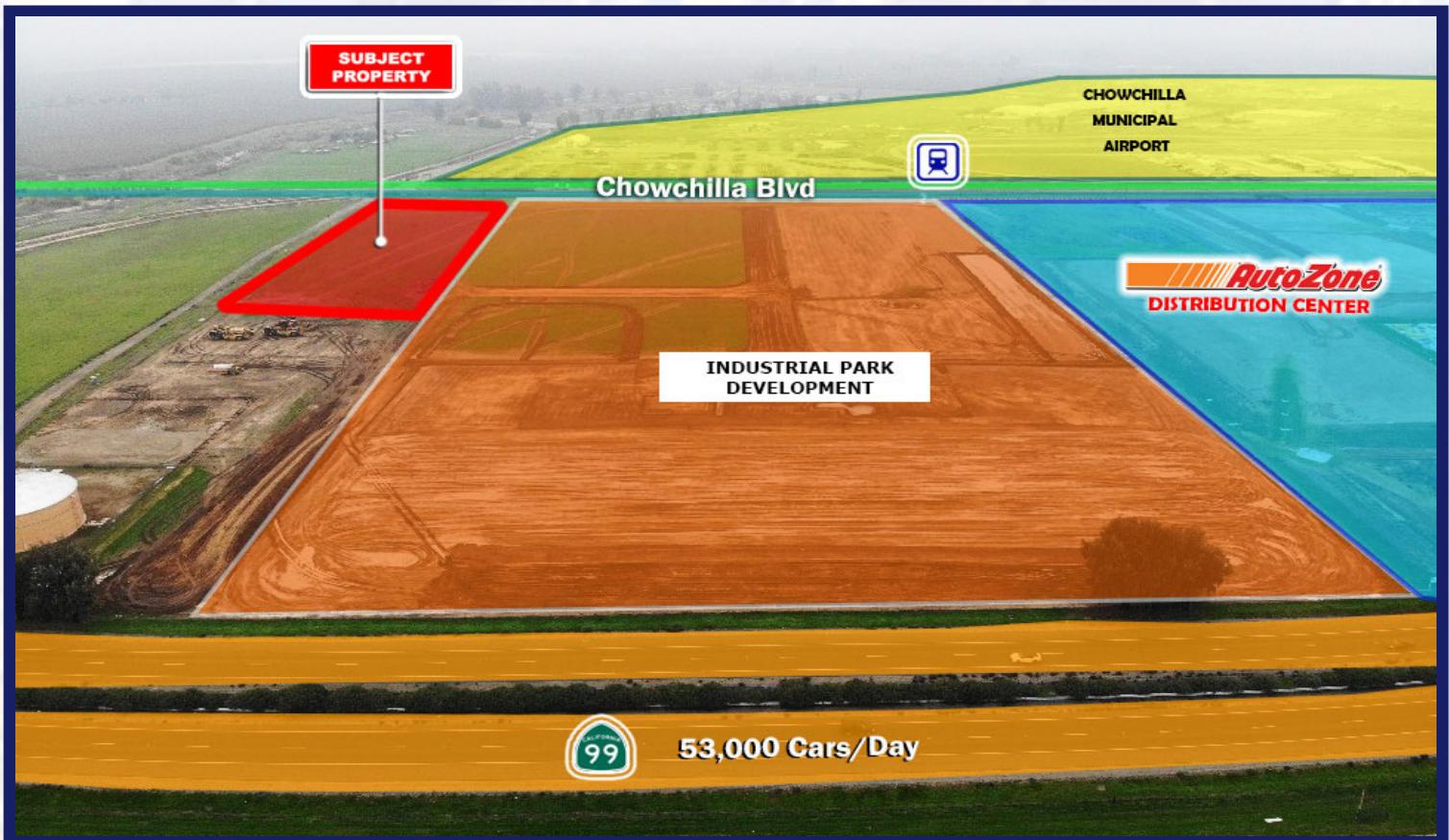
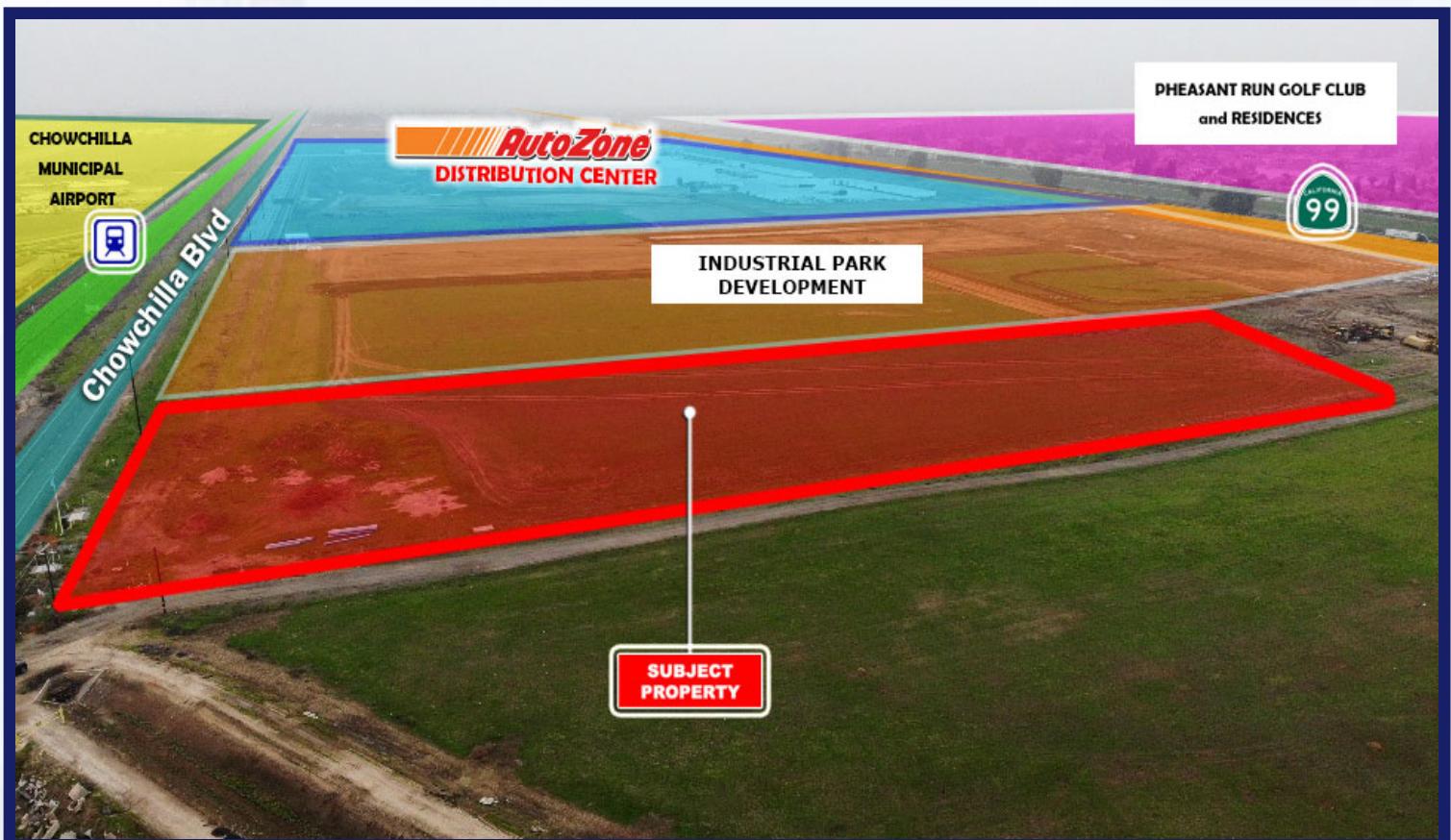
DEMOGRAPHICS: Chowchilla is growing rapidly - almost 5 times faster than the national average. The growth is only expected to continue especially with significant development and hundreds of millions of dollars investment into the area already seen by companies like AutoZone. The area also offers access to a wealth demographic with over \$84,000 average Household Income

PRICE: \$1,000,000 – 6.56 Acres of Light Industrial Zoned Land

PROPERTY PICTURES



PROPERTY PICTURES

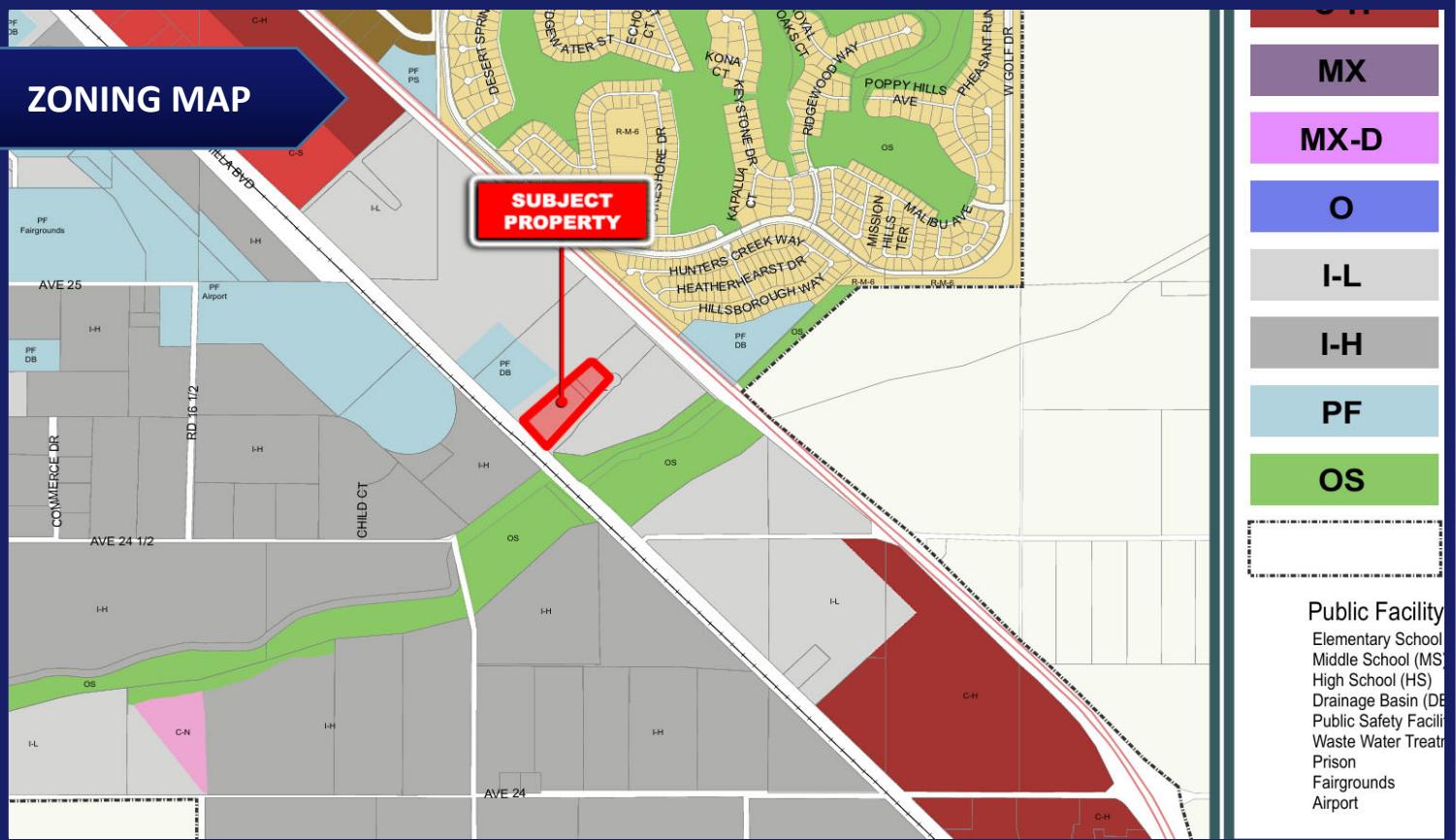


PROPERTY PICTURES

LOCAL MAP



ZONING MAP



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



\$75,892



19,971



5,249



3,030



2,542



433

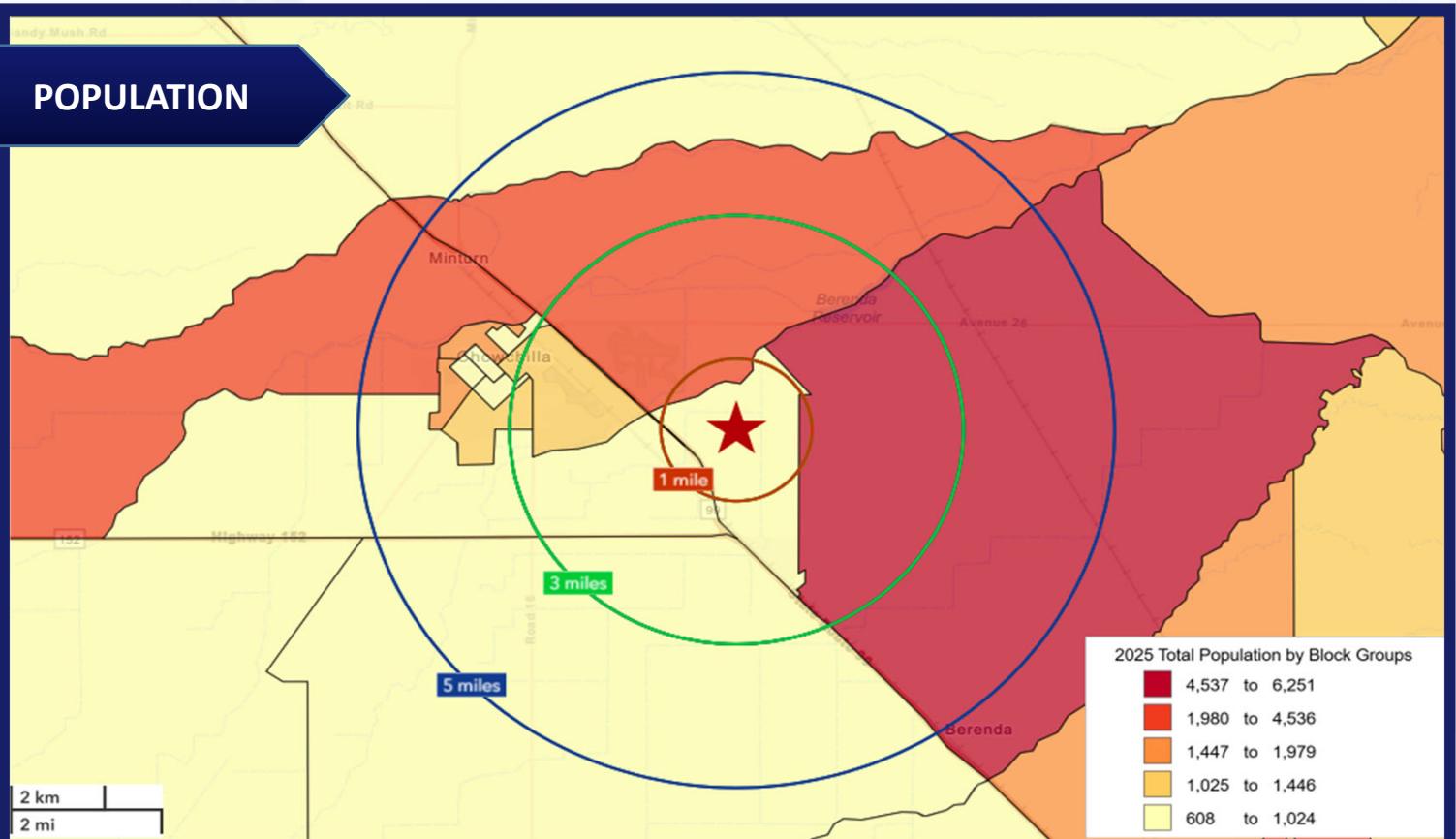
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	7,008	19,559	26,759
2024 POPULATION	7,768	19,971	26,261
2029 POPULATION PROJECTION	8,345	21,164	27,653
ANNUAL GROWTH 2020-2024	2.7%	0.5%	-0.5%
ANNUAL GROWTH 2024-2029	1.5%	1.2%	1.1%
MEDIAN AGE	35.3	36.1	36.8

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$84,013	\$75,892	\$75,879
MEDIAN HH INCOME	\$65,190	\$58,873	\$57,854

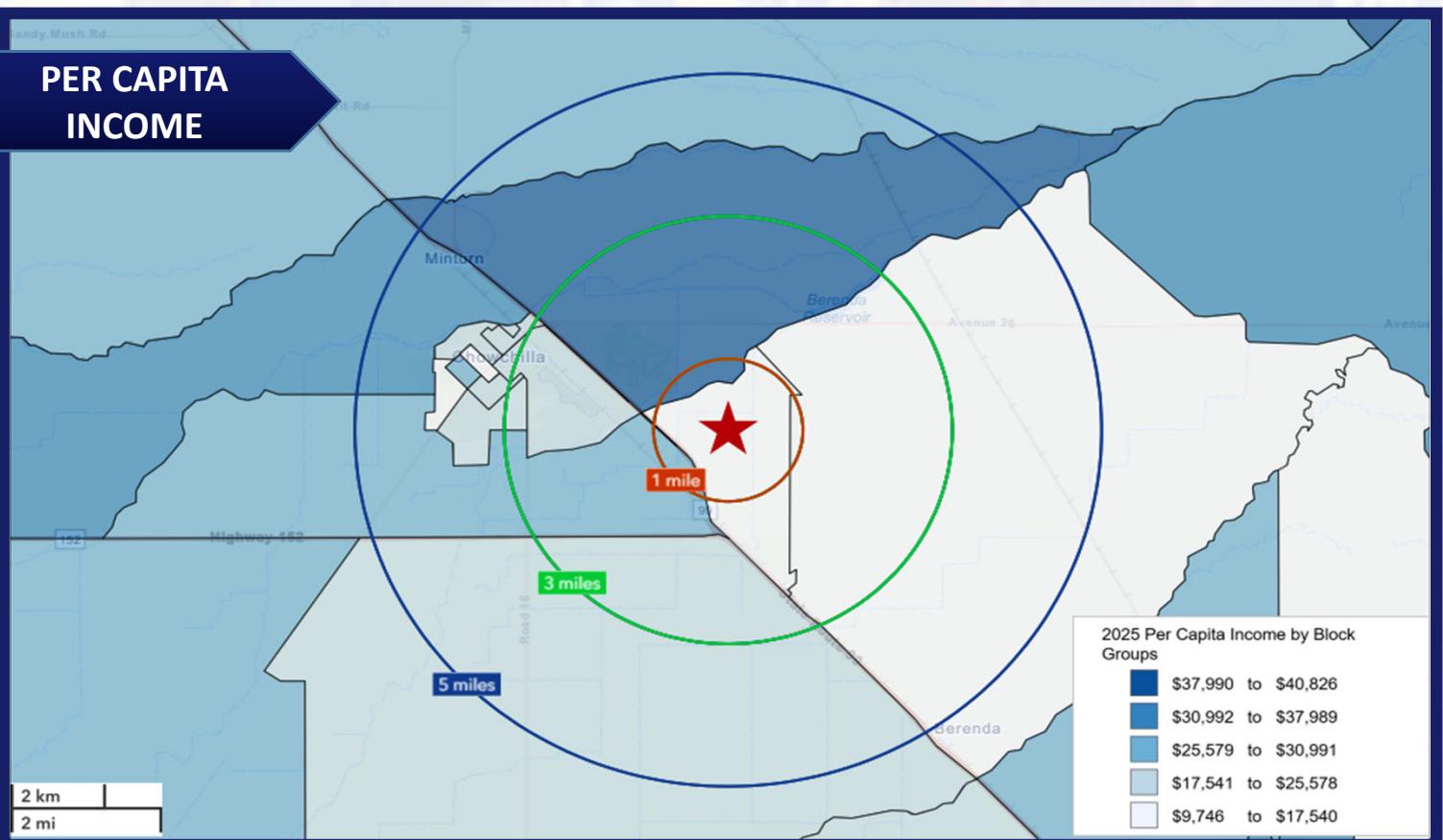
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	2,314	5,073	6,497
2024 HOUSEHOLDS	2,545	5,249	6,450
2029 HOUSEHOLDS	2,728	5,571	6,804

DEMOGRAPHICS

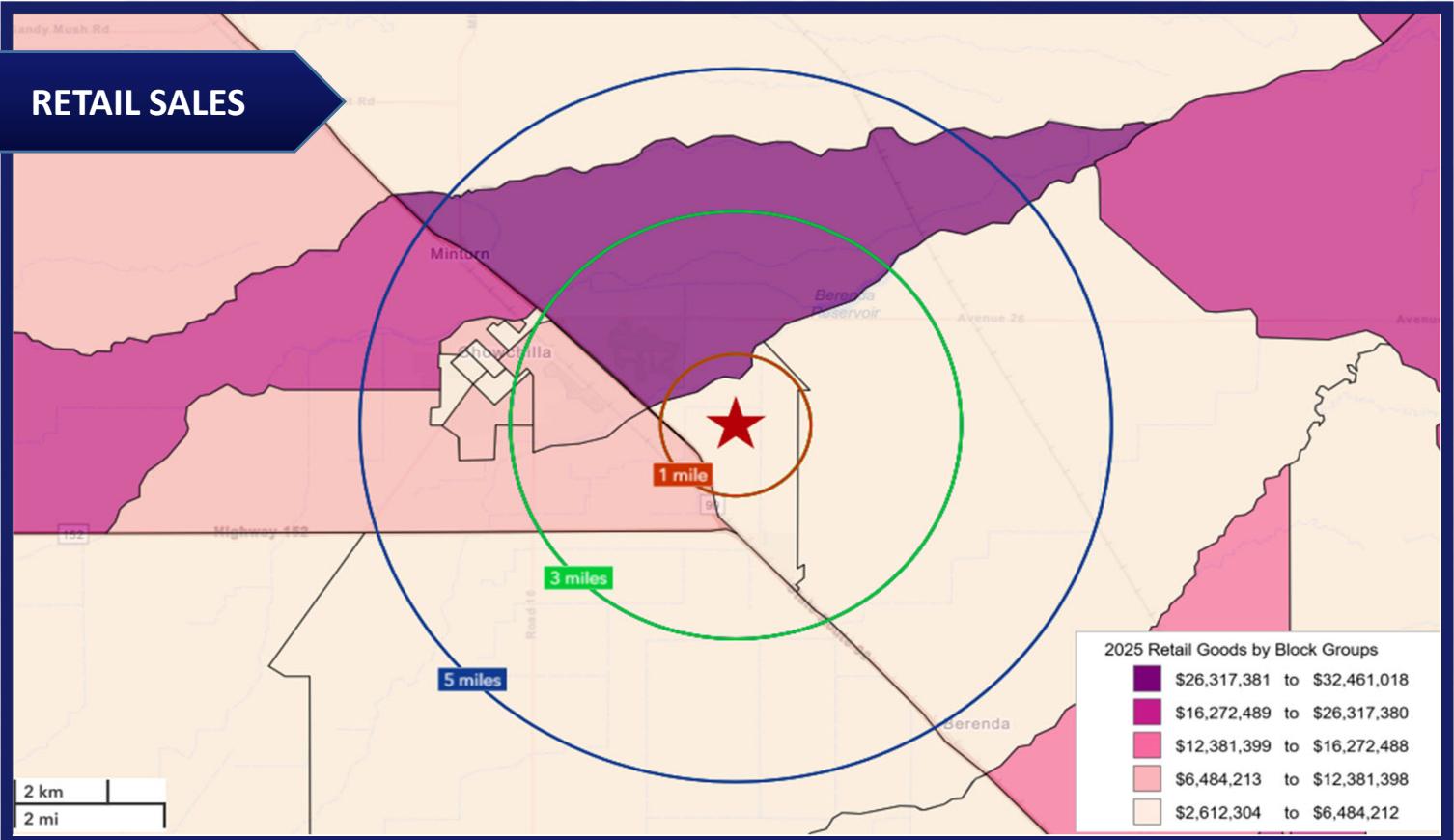
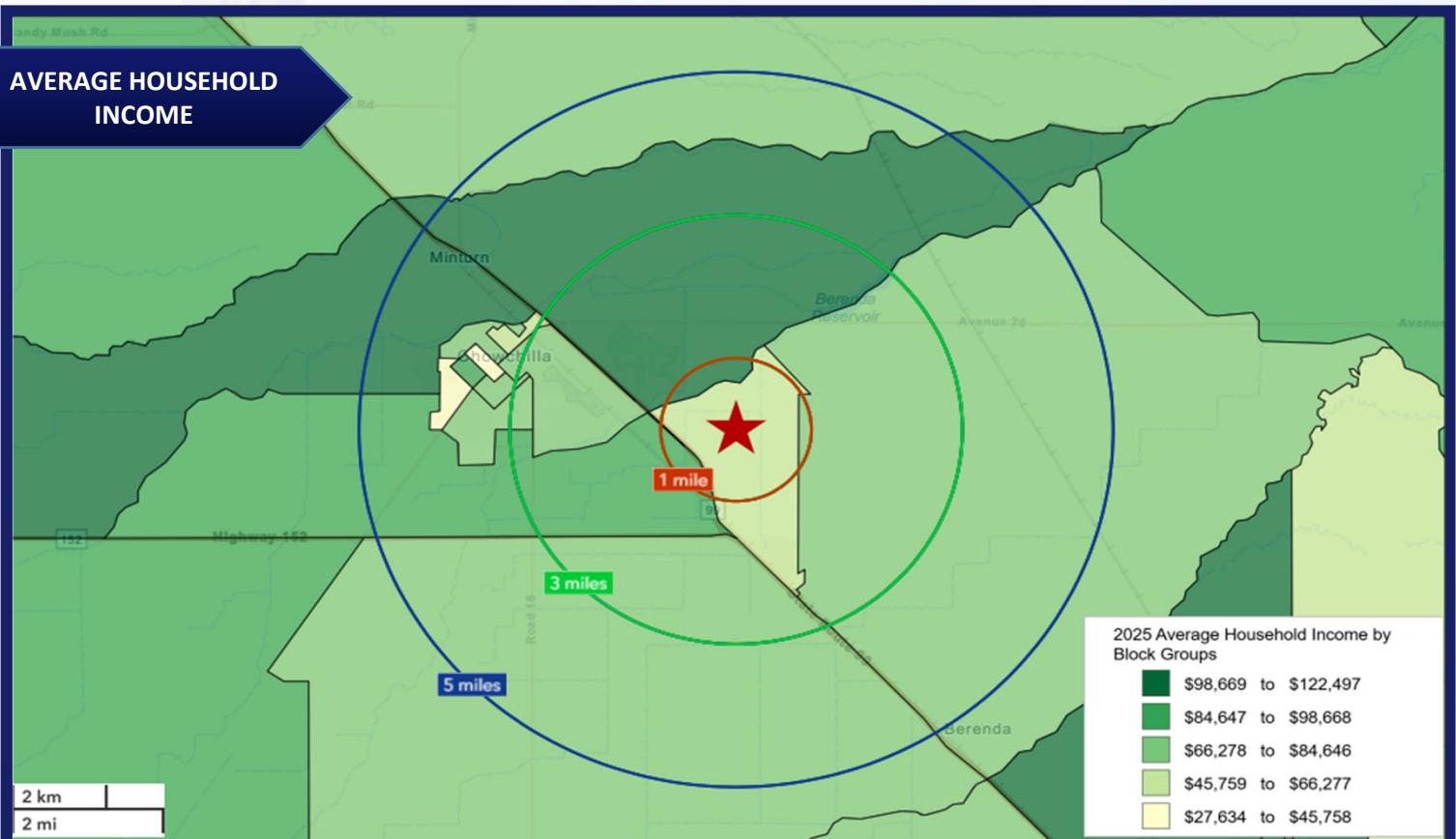
POPULATION



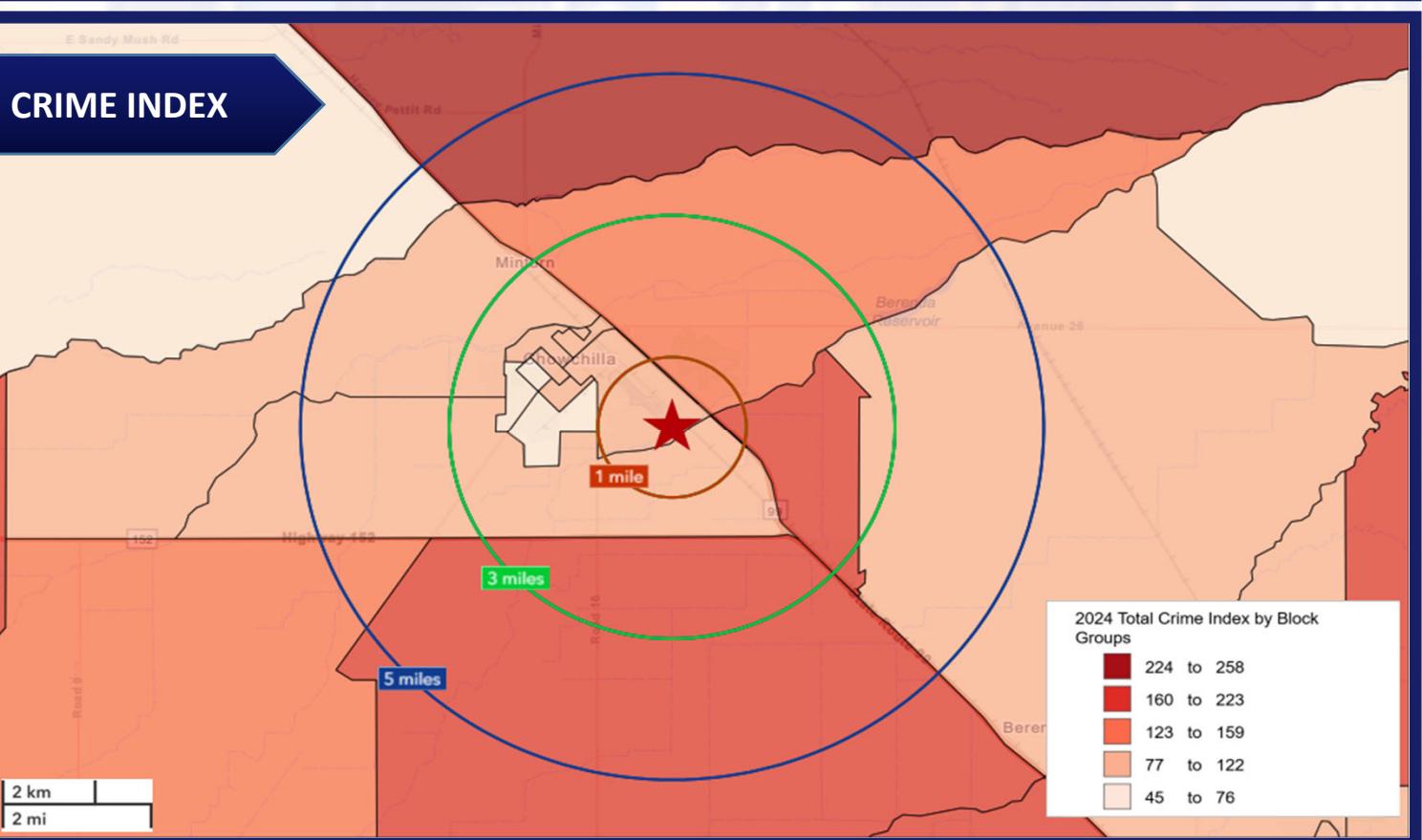
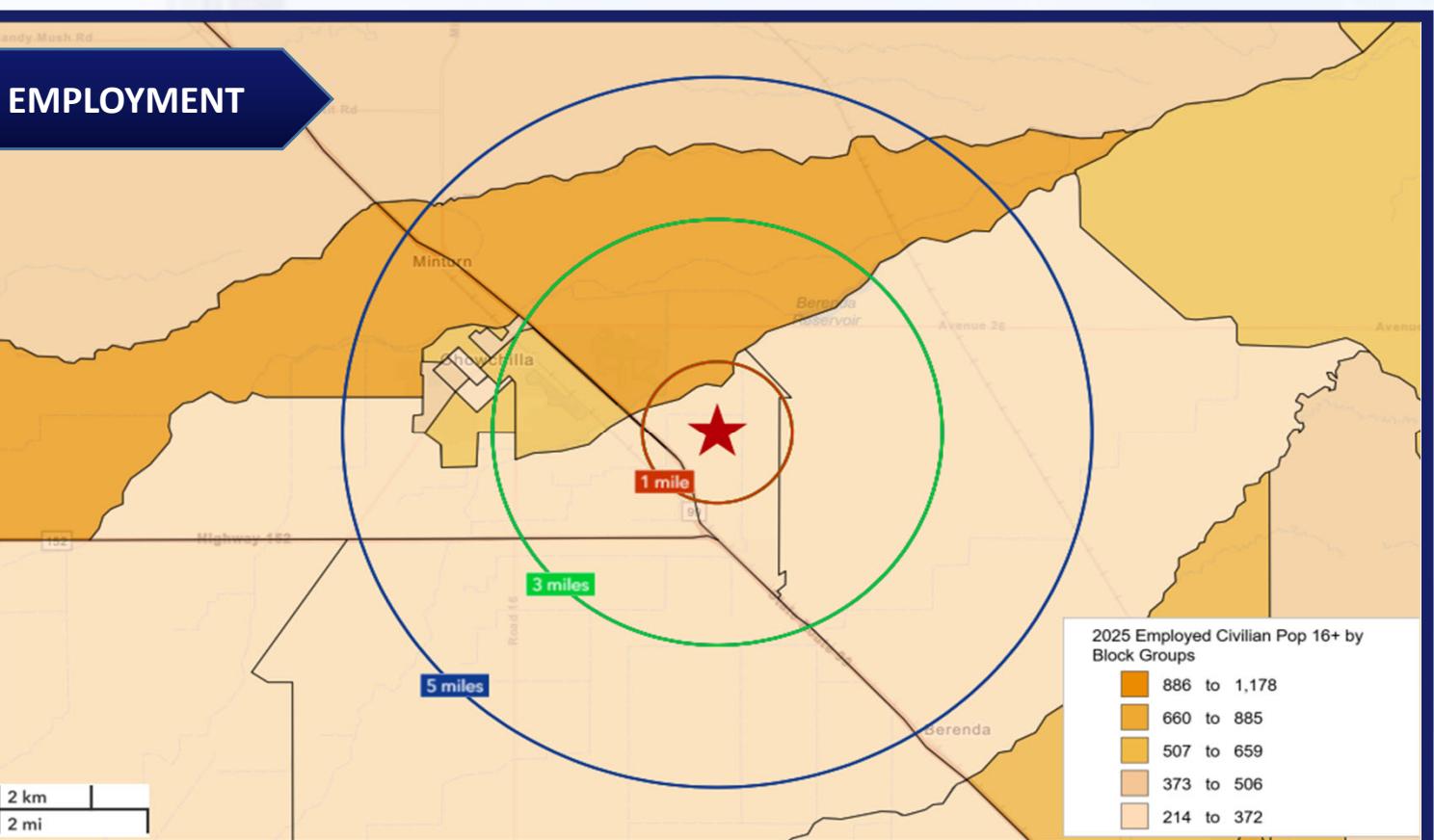
PER CAPITA INCOME



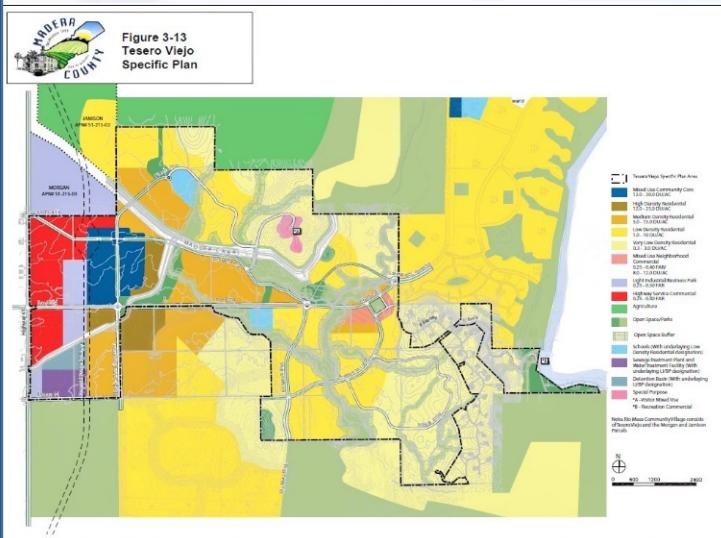
DEMOGRAPHICS



DEMOGRAPHICS



Industrial / Logistics Developments & Planning



AutoZone just built a new 560,000 sq distribution warehouse, costing over \$150 million, which opened in 2024. AutoZone has taken advantage of access next to the 99 freeway on one side and the airport on the other to facilitate faster delivery throughout CA, OR and NV. In addition, a brand new 26 Acre Industrial Park is already under construction next to the AutoZone Distribution Center.

In conjunction with the Industrial Specific Plan and Chowchilla's central CA location on a major freeway and next to an airport, more distribution centers are expected to follow suit.

Residential & Mixed-Use Development



The city of Chowchilla has initiated the Industrial Specific Plan covering about 2,893 acres to continue to support the growth of the population and businesses in and around the city. The plan targets new industrial uses, e-commerce facilities, distribution centers, manufacturing, and supporting commercial uses like travel, lodging and retail near the airport, across the street from this property. This is in addition to the 740,000 sq ft distribution facility to be built near the airport.



RANCHO CALERA

A 561-acre master-planned community has already been approved near the junction of Hwy 152 & Hwy 99 in Chowchilla, with up to 2,042 residential homes, 23 acres of commercial property, schools, parks, open space and community paths. The large investment and development project will significantly increase the population and businesses in the area.