

COMPTON RESIDENTIAL DEVELOPMENT SITE



4.59 Acres of Land Across From Centennial High School

2320 Parmelee Avenue, Compton, CA 90222



- 4.59 Acres (199,940± SF)
- Future Development Site
- 3.9 Acres Buildable
- Low Density Residential Zoning



Exclusively listed by
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2320 N Parmelee Avenue
Compton, CA 90222

Property Details

Building Area	None
Land Area	4.59 Acres (199,940± SF)
Buildable Area	3.90 Acres (169,884± SF)
Zone	COML
APN	6145-004-060
Frontage	382.96' and 438.24' on Parmelee Ave

The property is located directly across Parmelee Avenue from Centennial High School and is across Compton Creek from Dr Ronald E McNair Elementary School.

The site is one block south of El Segundo Blvd and is midway between Central Avenue and Compton Avenue.

The Century (105) Freeway is situated one-mile to the north and the Harbor (110) Freeway is two-miles to the west.

The 104-acre Earvin "Magic" Johnson Recreation Area is also just minutes away, and offers family picnic areas, soccer fields and beautiful fishing lakes.

Property Highlights

- Compton development opportunity
- Former Compton Parmelee Armory
- County Assessor shows Limited Manufacturing zoning
- Compton's zoning map reflects Low Density Residential
- Phase 1 and 2 environmental completed in 2014-15
- NEPA (National Environmental Protection Act) completed in 2016
- Environmental review for CEQA (California Environmental Quality Act) compliance completed in 2020
- Buyer to verify accuracy of any and all information

The City of Compton is in the process of preparing a Transit Oriented Development (TOD) Specific Plan to transform the Compton Transit Station area into a vibrant mixed-use village with access to enhanced public spaces.

With TOD communities and some additional housing projects currently in the works, Compton is poised to become an attractive area to buy a home. The city is centrally located and has abundant room for future growth.

Asking Price: \$6,500,000 (\$32.51 Per SF)

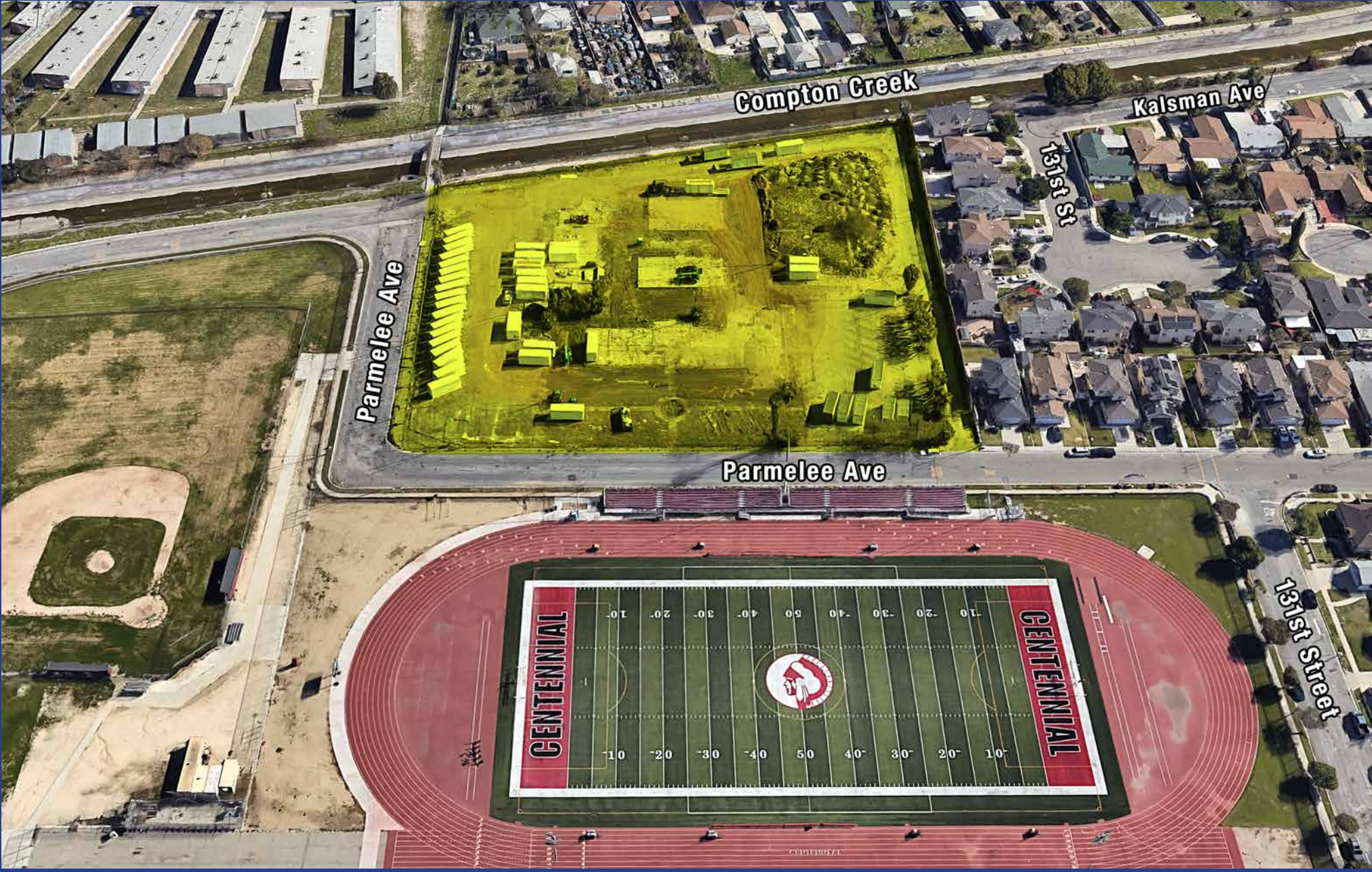
Property Photo



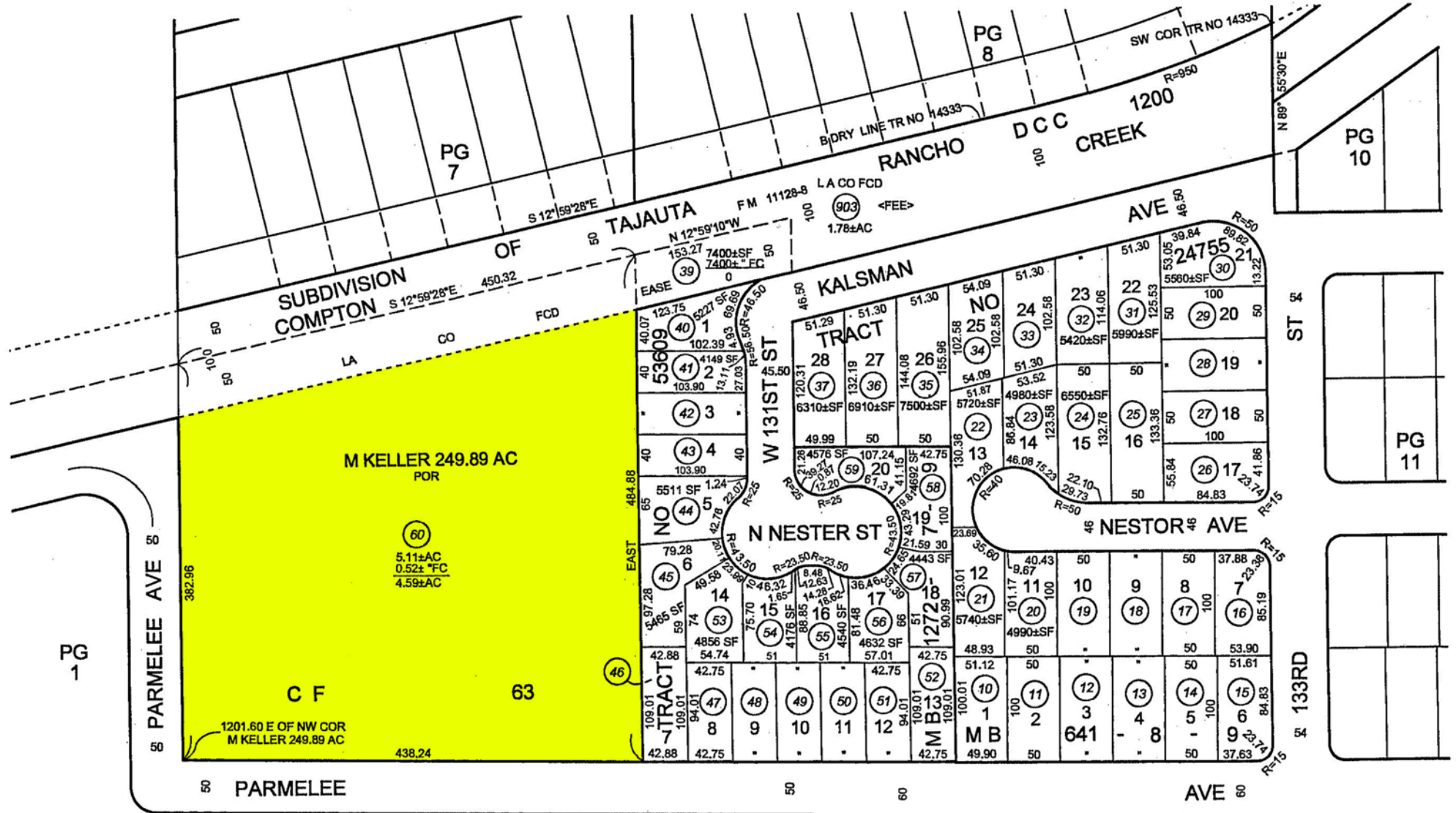
Property Photo



Aerial Photo



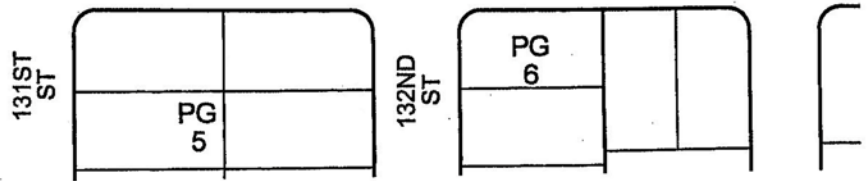
Plat Map



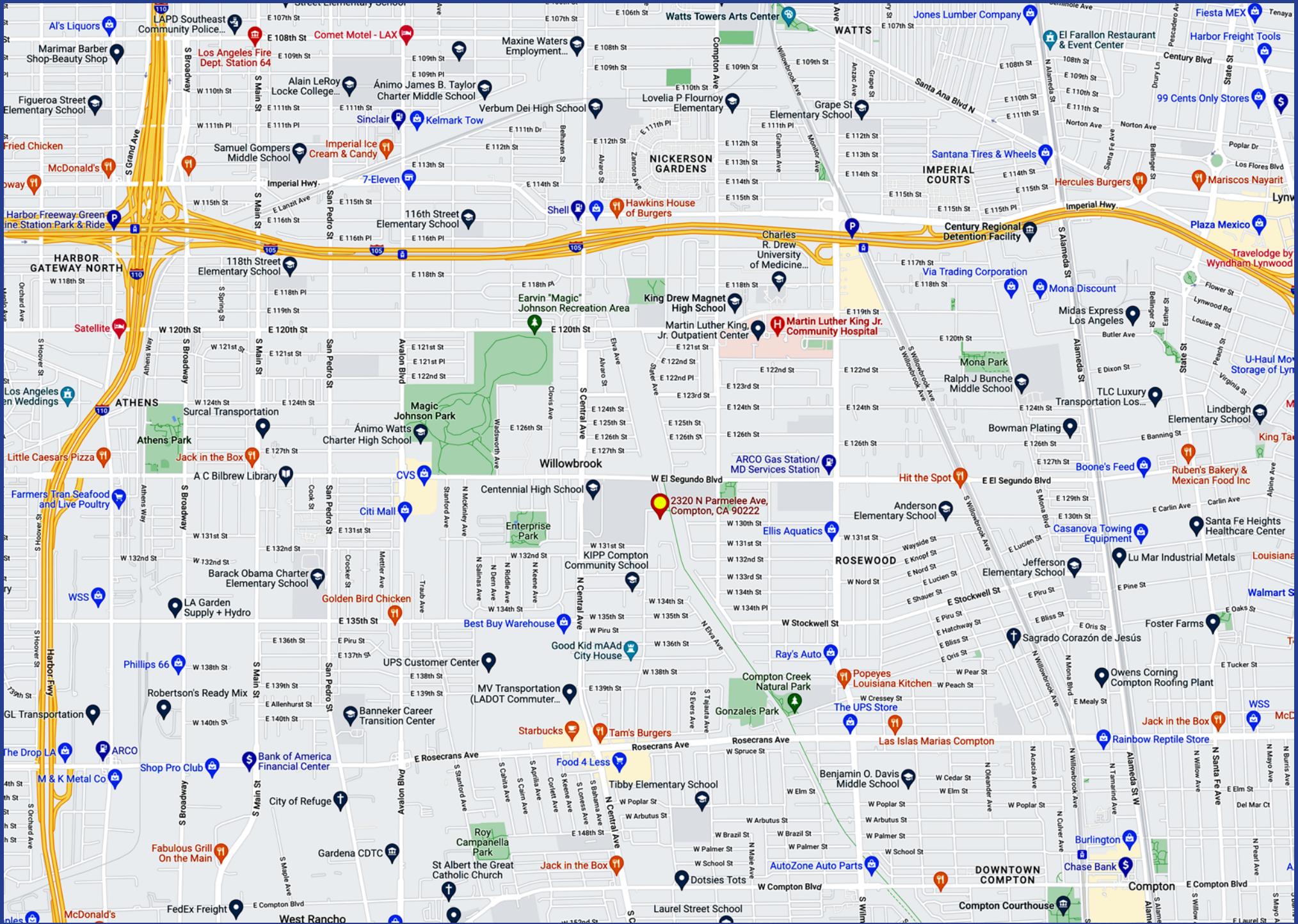
MAPPING AND GIS SERVICES

 SCALE 1" = 100'

PG 1



Area Map



Neighborhood Demographics

Population

	2 mile	5 mile	10 mile
2010 Population	150,610	911,464	3,257,655
2022 Population	148,268	894,969	3,233,145
2027 Population Projection	145,542	878,069	3,178,771
Annual Growth 2010-2022	-0.1%	-0.2%	-0.1%
Annual Growth 2022-2027	-0.4%	-0.4%	-0.3%
Median Age	32.3	33.6	35.7
Bachelor's Degree or Higher	7%	10%	20%
U.S. Armed Forces	2	129	1,266

Population By Race

	2 mile	5 mile	10 mile
White	91,786	603,528	2,201,143
Black	49,283	217,019	543,195
American Indian/Alaskan Native	2,597	15,546	57,604
Asian	1,043	35,083	319,464
Hawaiian & Pacific Islander	629	4,616	19,857
Two or More Races	2,929	19,177	91,881
Hispanic Origin	98,460	629,522	2,010,933

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$395,088	\$453,555	\$603,567
Median Year Built	1957	1958	1959

Households

	2 mile	5 mile	10 mile
2010 Households	35,605	235,489	960,287
2022 Households	34,657	229,491	954,209
2027 Household Projection	33,937	224,787	938,235
Annual Growth 2010-2022	0%	0.1%	0.3%
Annual Growth 2022-2027	-0.4%	-0.4%	-0.3%
Owner Occupied Households	16,383	99,900	385,567
Renter Occupied Households	17,554	124,887	552,668
Avg Household Size	4	3.8	3.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.1B	\$7.2B	\$31.1B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$64,112	\$68,675	\$83,870
Median Household Income	\$51,532	\$53,236	\$61,145
< \$25,000	8,963	53,221	197,893
\$25,000 - 50,000	7,933	55,335	200,345
\$50,000 - 75,000	6,737	44,026	165,668
\$75,000 - 100,000	4,358	28,425	115,380
\$100,000 - 125,000	3,206	19,710	89,926
\$125,000 - 150,000	1,316	11,131	54,729
\$150,000 - 200,000	1,481	10,986	63,430
\$200,000+	665	6,657	66,837

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Future Development Site



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