

RE: Flanagan Estate 41 acres stretch, McKee & Santa Fe

Quintero, Frank <QUINTEROF@cityofmerced.org>

Sat 1/8/2022 11:05 AM

To: ESCUnitedstatesServicedesk <tpriest@realtorrf.com>

Cc: P Flanagan <peggyflanagan@yahoo.com>

Hi Terry,

Hope you had a wonder Christmas, and are getting ready for a prosperous 2022.

I'm going to be very candid with you. The answers I am providing are surface The 41-acre site is within the City's Sphere of Influence. Could an application be submitted to annex the site into the City, the answer is, yes. Suitable for an entertainment venue or convention center, not really. I can see a residential planned development or a mixed use project going on the site. Keep an eye on the annexation for the subject area bordered by Gardner Road, Yosemite Ave, and Hatch Road. There are some parallel development issues with this site as yours.

Things to think about prior to annexation ... sewer line capacity, sewer facility capacity, water, Environmental Impact Report, traffic study, greenhouse gases study, air quality, annexation study area, and LAFCO for starters. Annexations are taking about 24 to 36 months for the whole process.

Not trying to scare your client off or be negative, simply painting a realistic picture.

Happy to get a meeting together with our Planning Department to go into more detail.

Kind regards,

Frank Quintero
Deputy City Manager
City of Merced

41 Acres In City Sphere of Influence

41 Acres Stretch, McKee & Santa Fe, Merced, CA 95340



Terry Priest
Roberta Flanagan Realtor
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41 Acres In City Sphere of Influence

\$3,750,000

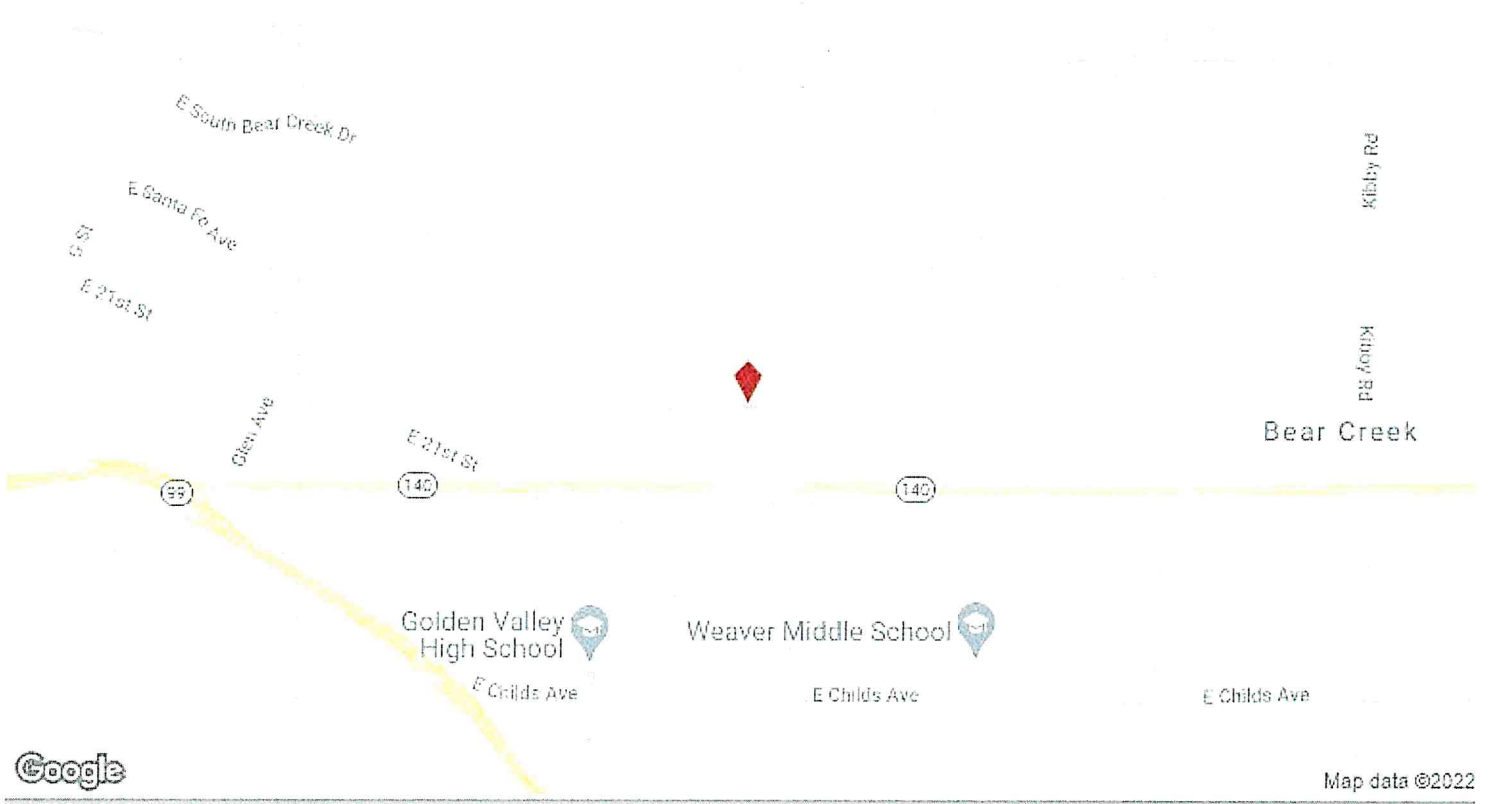
Rural Residential Sub-Division property. Near Hwy 140 road to Yosemite National Park....

Great Opportunity to Develop a Sub-Division. Near City Limits....

- Near Hwy 140 access to Yosemite National Park and Hwy 99
- Country Living Near City Limits
- Highly Sought After Area.



Price:	\$3,750,000
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Single Family Development
Sale Type:	Investment or Owner User
Total Lot Size:	41.00 AC
No. Lots:	1
Zoning Description:	A-R
APN / Parcel ID:	061-320-015



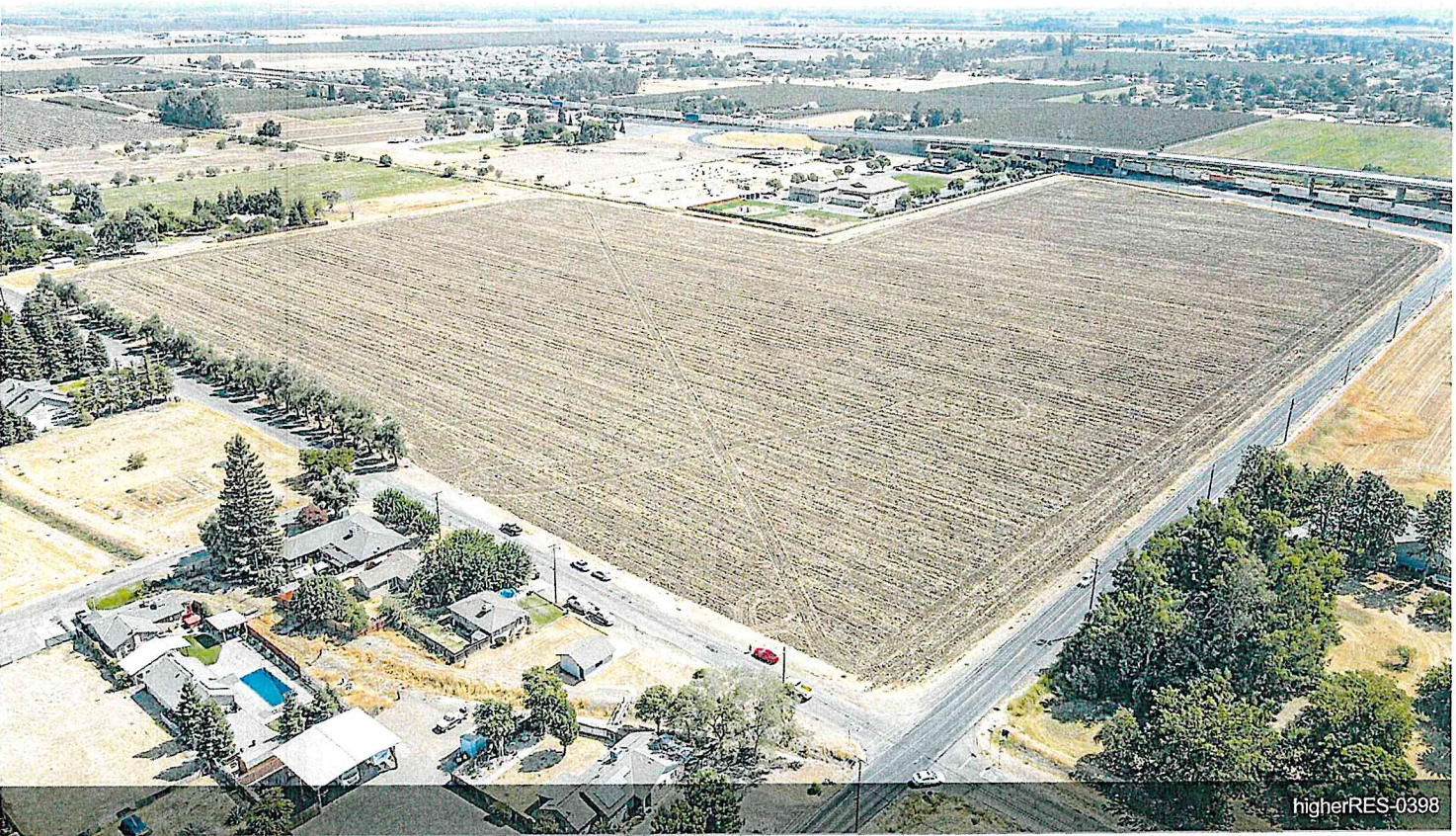
41 Acres Stretch, McKee & Santa Fe, Merced, CA 95340

Rural Residential Sub-Division property. Near Hwy 140 road to Yosemite National Park.

Property Photos



higherRES-0394



higherRES-0398

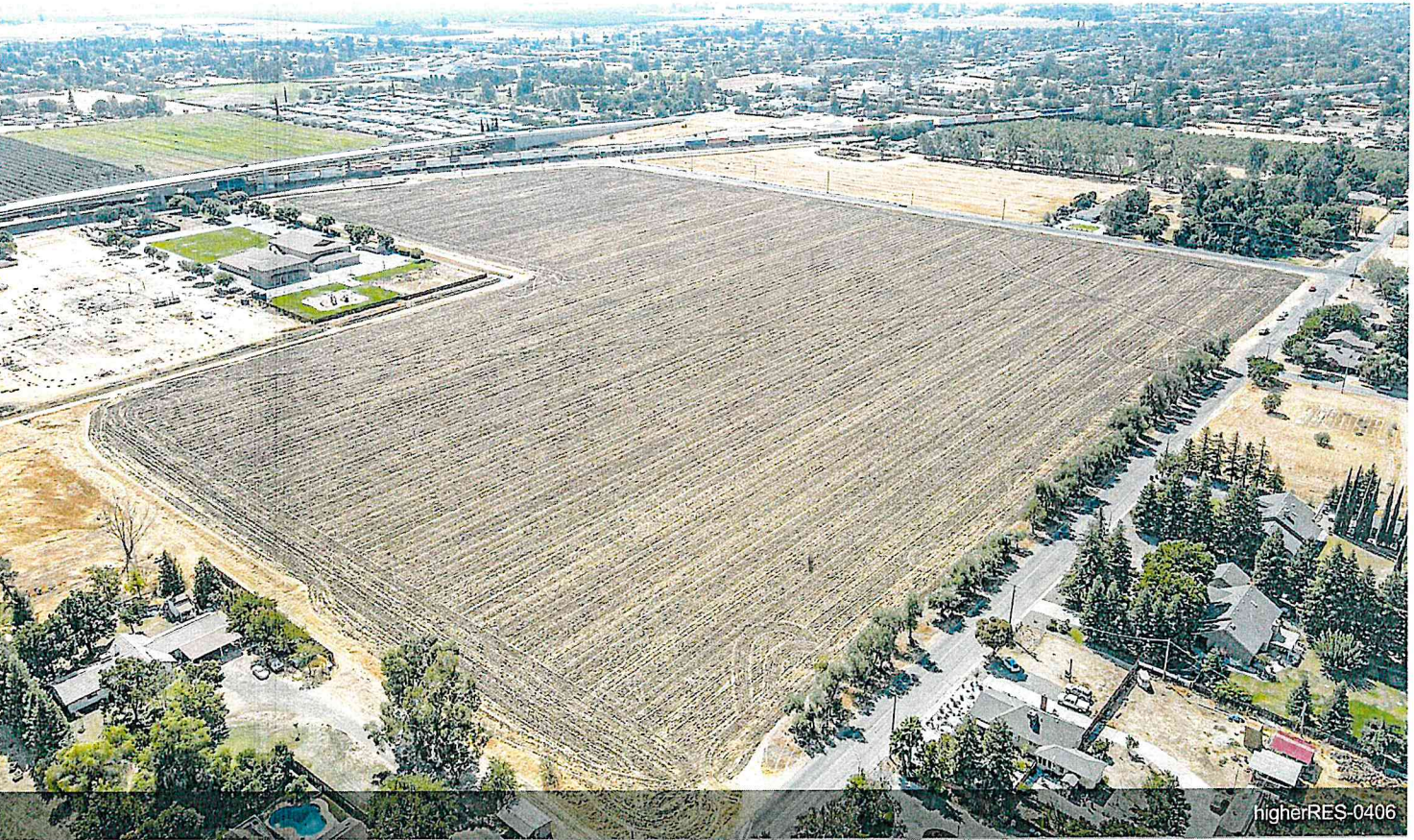
Property Photos



Property Photos



higherRES-0403



higherRES-0406

Property Photos

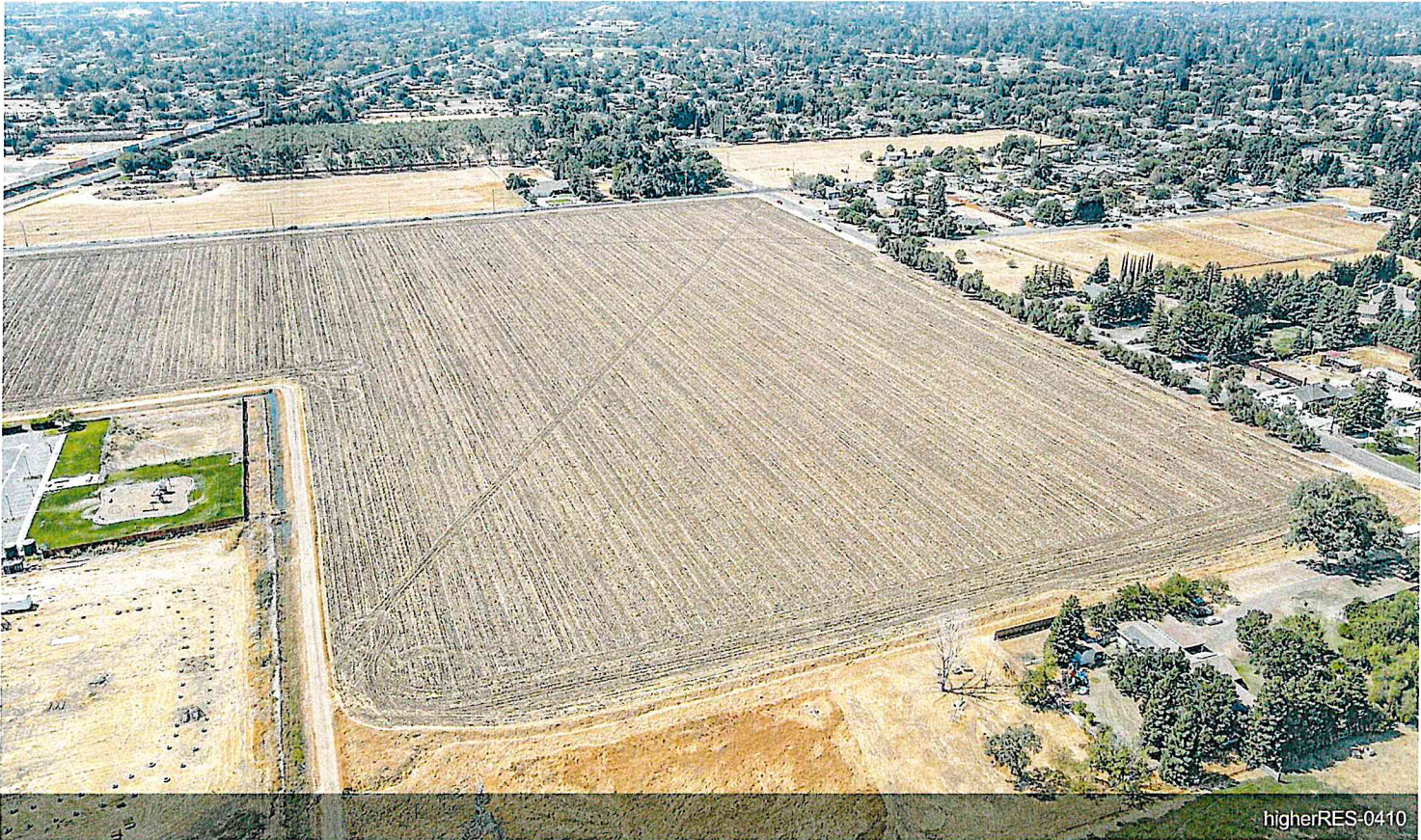


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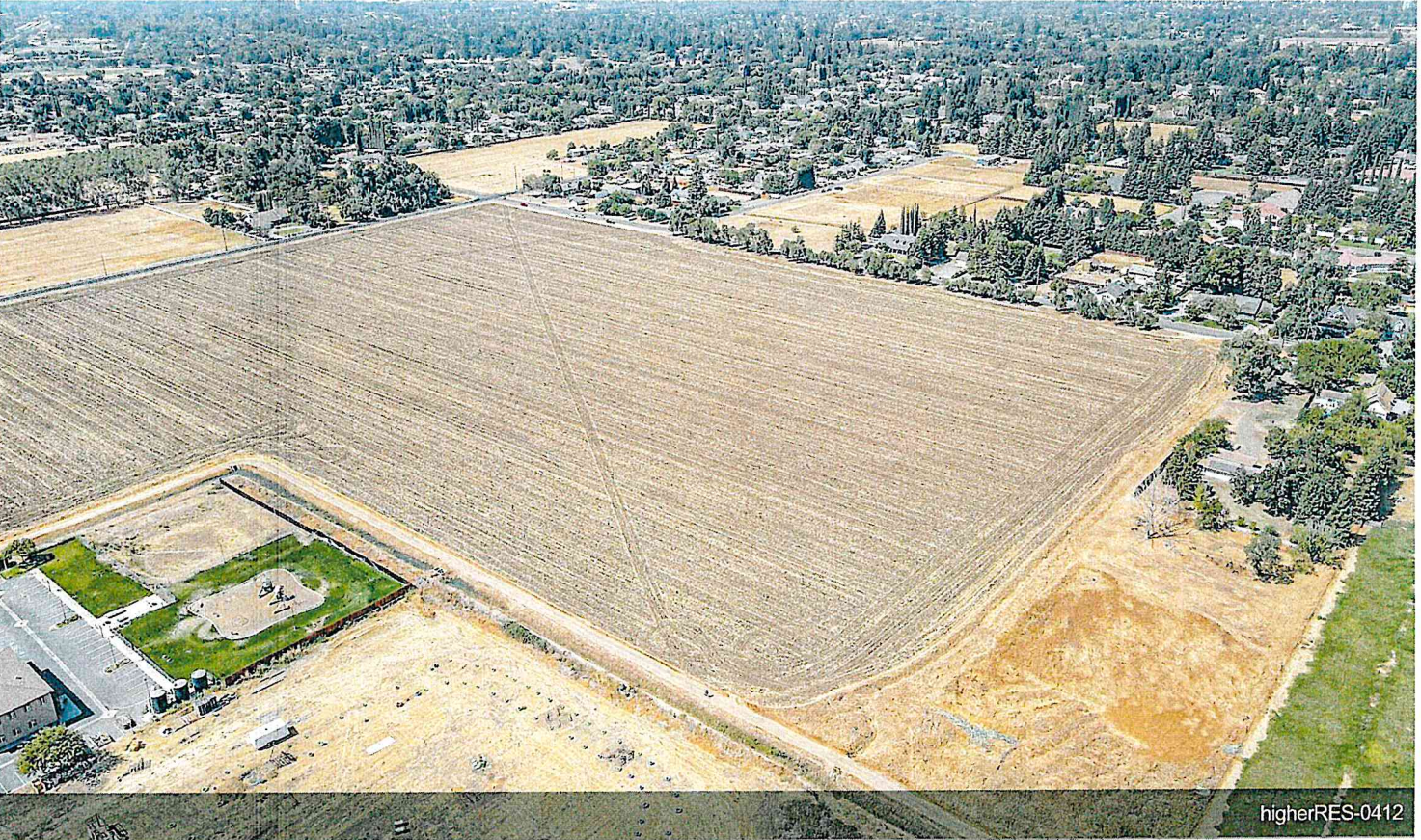


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Property Photos



higherRES-0410



higherRES-0412

Property Photos



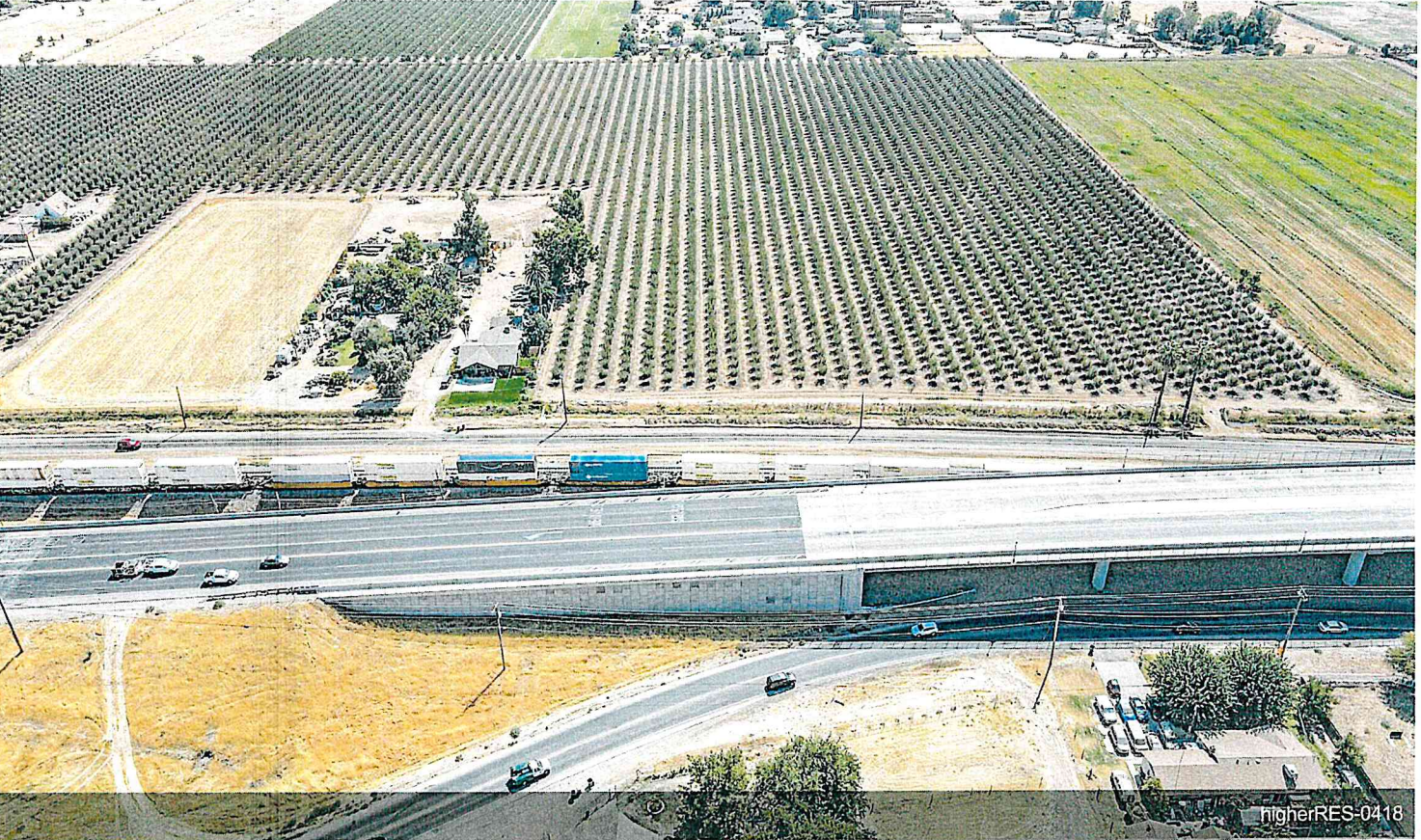
Property Photos



Property Photos

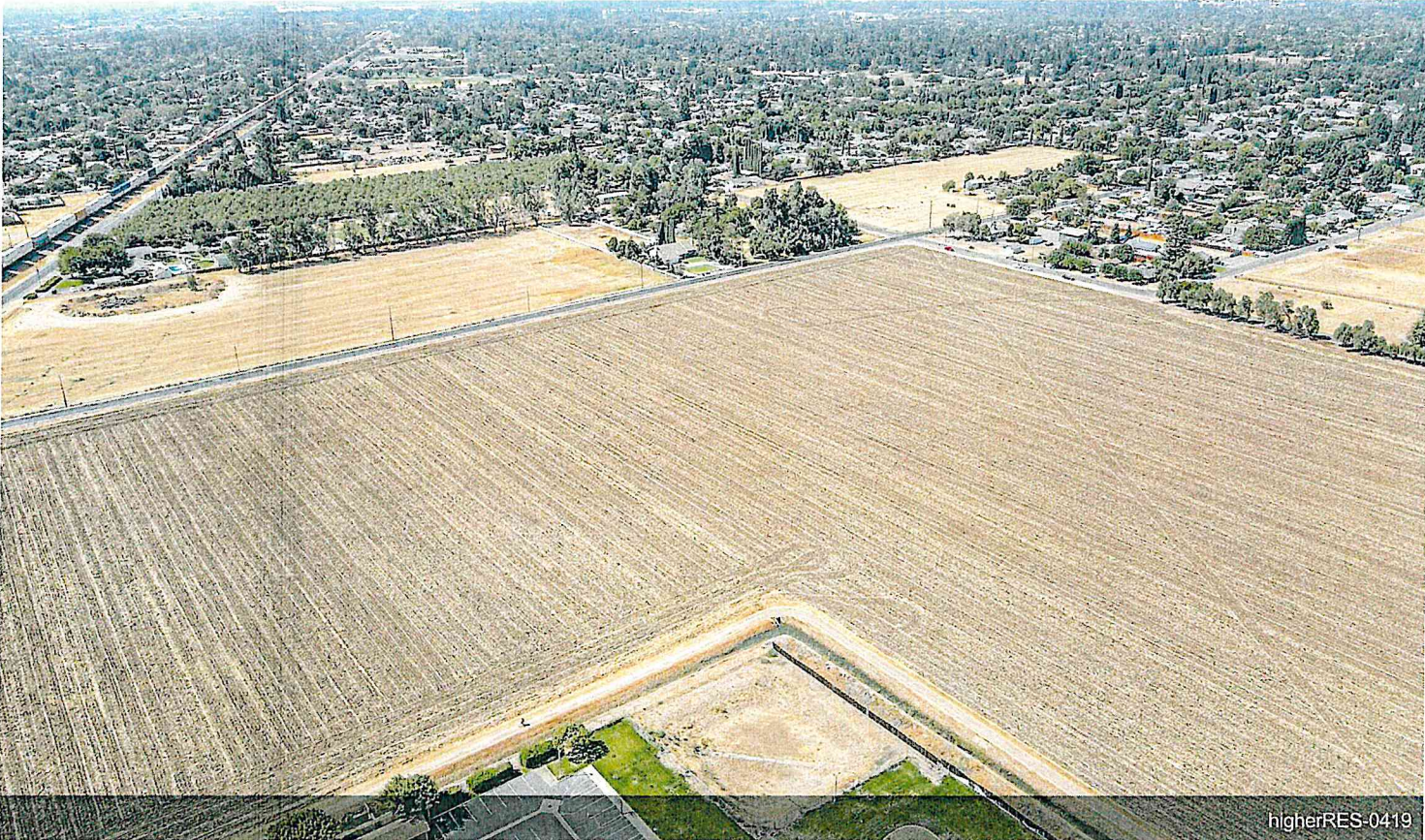


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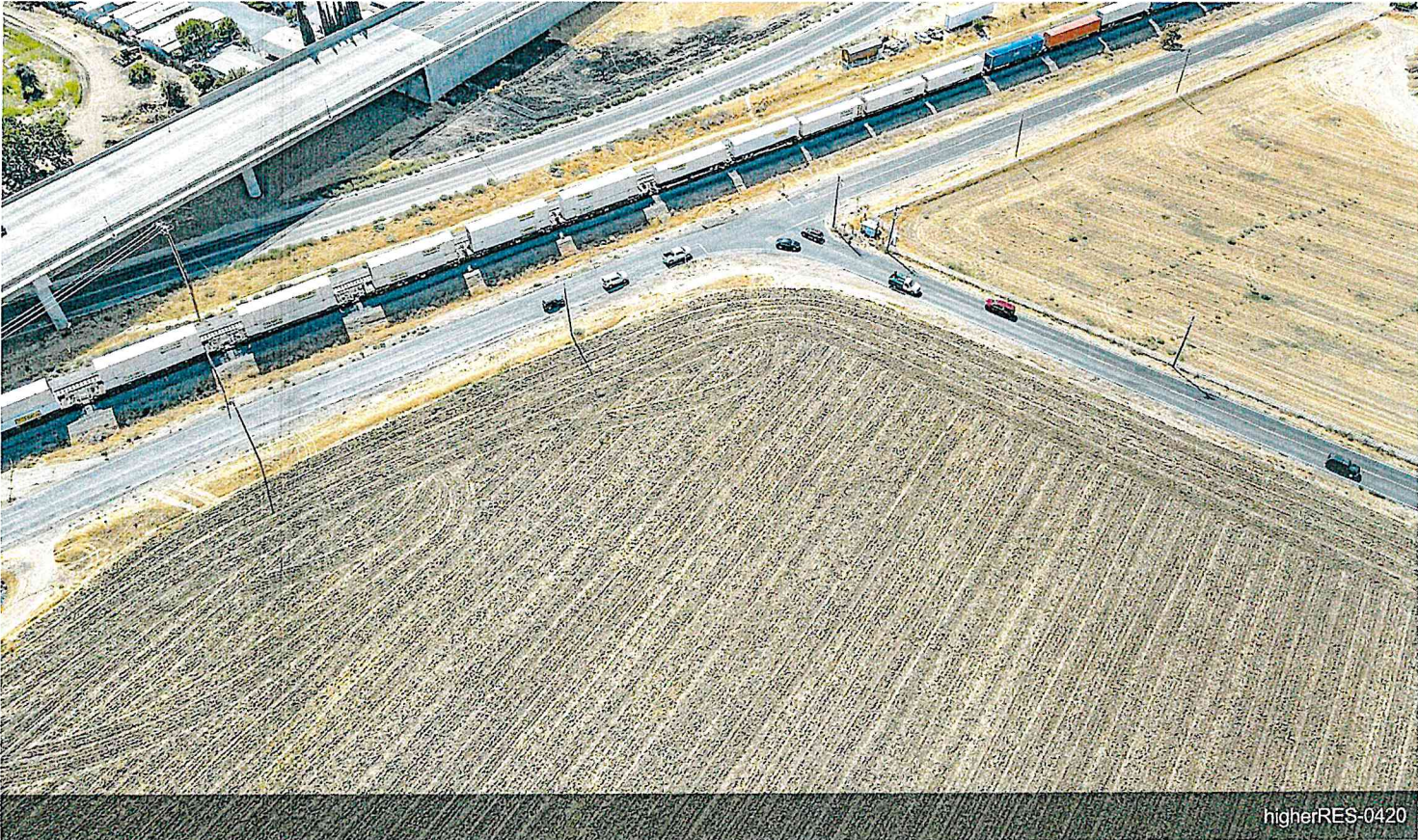


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Property Photos



higherRES-0419



higherRES-0420

Property Photos

