

# COMMERCIAL LAND FOR SALE

## SOUTHEAST CORNER OF HIGHWAY 26 & HOGAN DAM ROAD

### VALLEY SPRINGS, CA

## LISTING DATA

**AVAILABLE LAND:** 21.2± acres & 2.8± acres - net usable estimated at 14± acres

**APN:** 046-005-008 & 046-001-069

### COMMENTS:

- Located on the northeast corner of Hogan Dam Road and Highway 26 right between LA Contenta Golf Course, Gold Creek Estates and the Downtown core of Valley Springs
- High profile land zoned C2-PD allowing for a variety of uses
- Nearby retailers include ACE Hardware, CVS, Mar-Val Foods, Round Table Pizza, Taco Bell, and Burger King
- Ideal for future retail development in thriving Foothill community

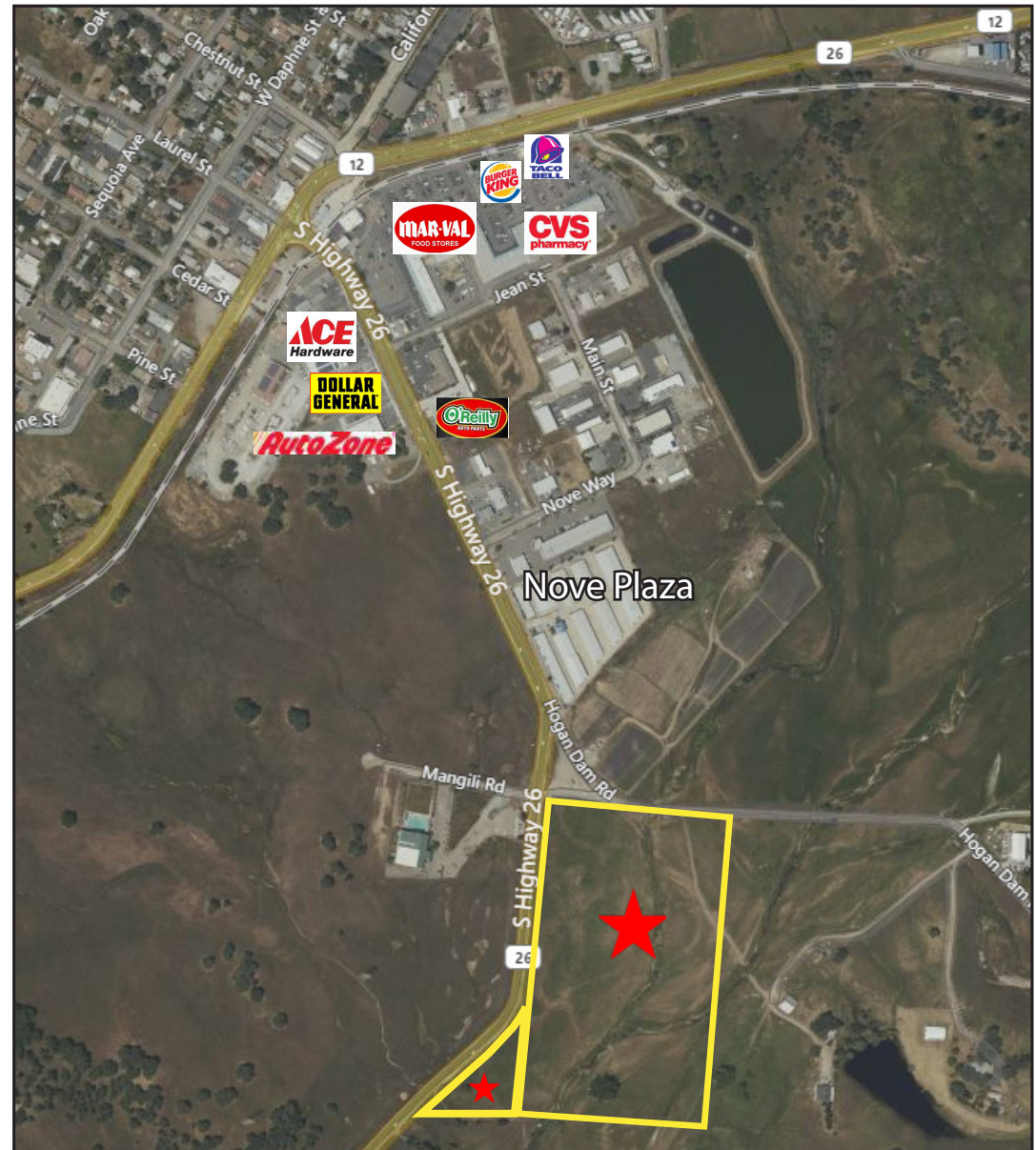
## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
<b>POPULATION:</b>	9,534	20,327	38,836
<b>INCOME:</b>	\$113,506	\$105,161	\$106,577

**TRAFFIC COUNTS:** Highway 26 - 11,900 cars ADT

### FOR MORE INFORMATION CONTACT:

Christopher W. Sill  
BRE # 01188616  
csill@lee-associates.com  
D 209.983.6837

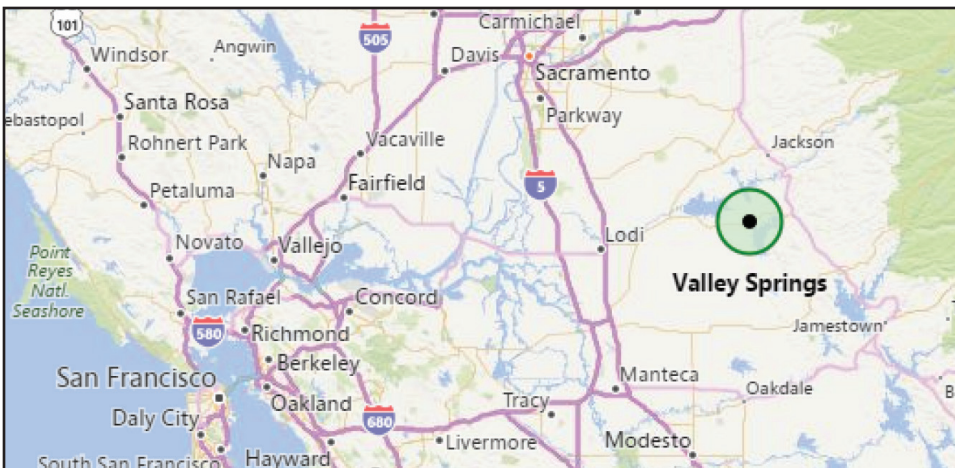
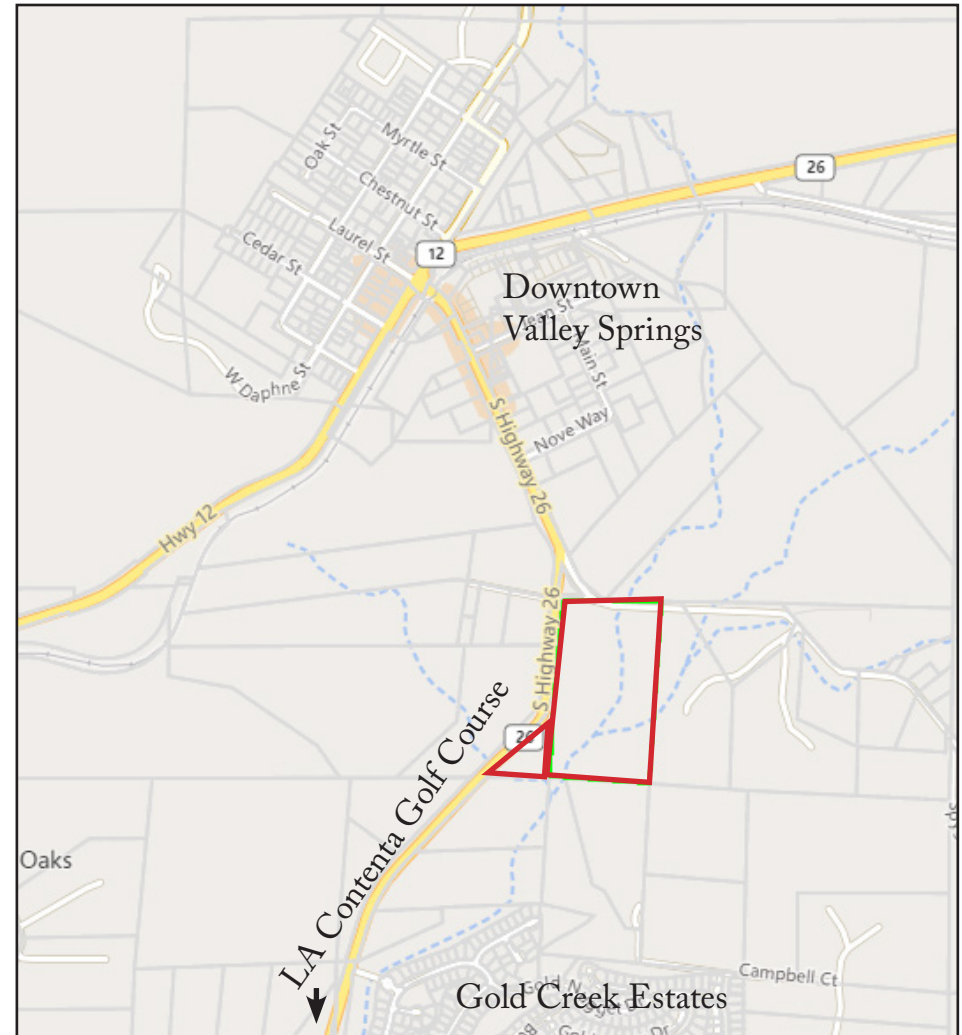
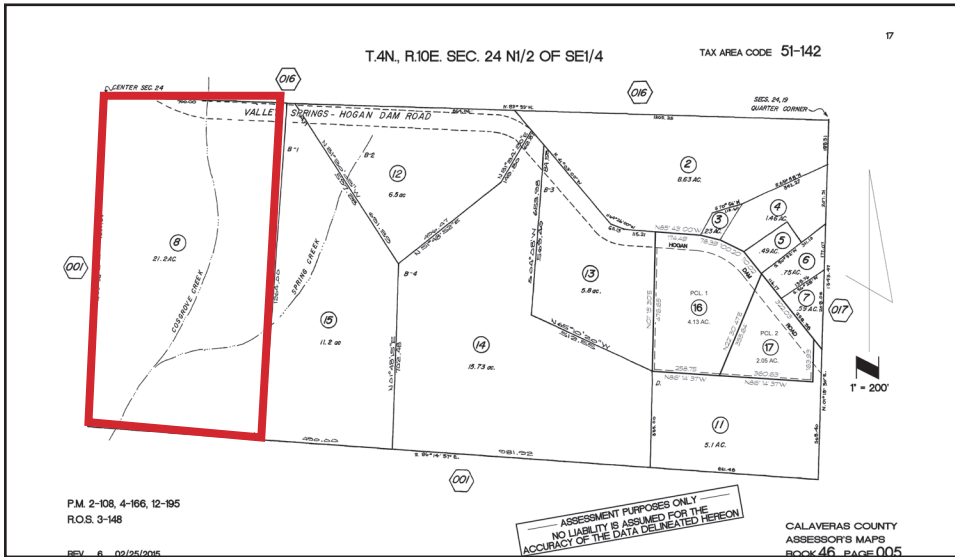


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# COMMERCIAL LAND FOR SALE

## SOUTHEAST CORNER OF HIGHWAY 26 & HOGAN DAM ROAD

### VALLEY SPRINGS, CA



Christopher W. Sill  
BRE # 01188616  
csill@lee-associates.com  
D 209.983.6837

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.