



9 COMMERCIAL FINISHED LOTS

CHOWCHILLA, CA 93610

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PROPERTY INFORMATION

1

- Property Summary
- Property Description
- Complete Highlights
- Additional Photos

LOCATION INFORMATION

2

- Location Maps
- Aerial Map

DEMOGRAPHICS

3

- Demographics Report
- Demographics Map

ADVISOR BIOS

4

- Advisor Bio & Contact 1

PROPERTY INFORMATION

Chowchilla, CA 93610

Property Summary



OFFERING SUMMARY

Sale Price: \$10.00/ SF Chowchilla is a city in Madera County, California with almost 19,000 residents. Chowchilla is located at the intersection of two major highways. Highway 152 serves as the gateway to the Silicon Valley and Highway 99 links together the major cities within the San Joaquin Valley.

PROPERTY HIGHLIGHTS

- Lot Size : 9 Lots
- Along Highway 99
 - Opportunity Zone
 - Incentives for Development
 - Lots ready to build on
 - Utilities are located at the site
 - Behind Fig Tree Plaza Shopping Center
 - South of Steve's Chevrolet

Property Description



PROPERTY OVERVIEW

Currently 9 commercial lots available next to Chowchilla's largest grocery center with easy freeway on/off access. As shown on the left map currently lot (B, C, D, E, K, L, M, N, O) are available. Great place to build a hotel, truck shop, multi units, car lots, etc.. Surrounded by: Pheasant Run Golf Club, KFC, Taco Bell, Perko's Cafe, Little Caesar's, Cross-fti Chowchilla and Deli Delicious.

INCENTIVES FOR DEVELOPMENT

Located within boundaries of an Opportunity Zone. This federal program provides tax benefits to significant portions of Chowchilla's industrial park by reducing capital gains taxes based on the length of investment, and deferral on taxes owed.

Chowchilla is located in PG&E's Enhanced Rate Area, which qualifies for a 30% reduction on electric rates for five years.

The California Competes Tax Credit is an income tax credit available to businesses that want to come to California or stay and grow in California.

Manufacturing Partial Sales Tax Exemption

New Employment Hiring Tax Credit

The NEC is available for each taxable year beginning on or after January 1, 2014, and before January 1 2021, to a qualified taxpayer that hires a qualified full-time employee on or after January 1, 2014, and pays or incurs qualified wages.

Additional Photos



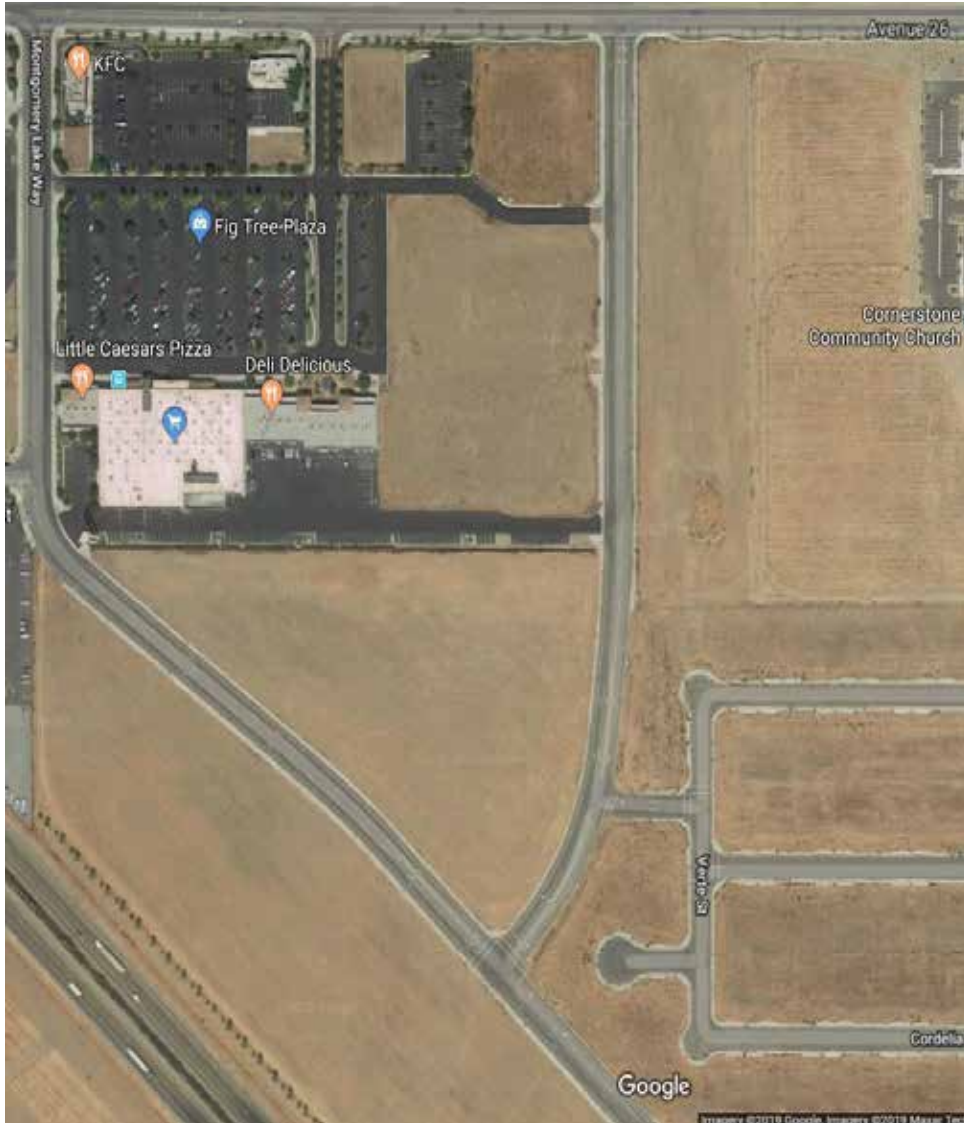
LOCATION INFORMATION

15 Commercial Finished Lots
Chowchilla, CA 93610

Location Maps



Aerial Map



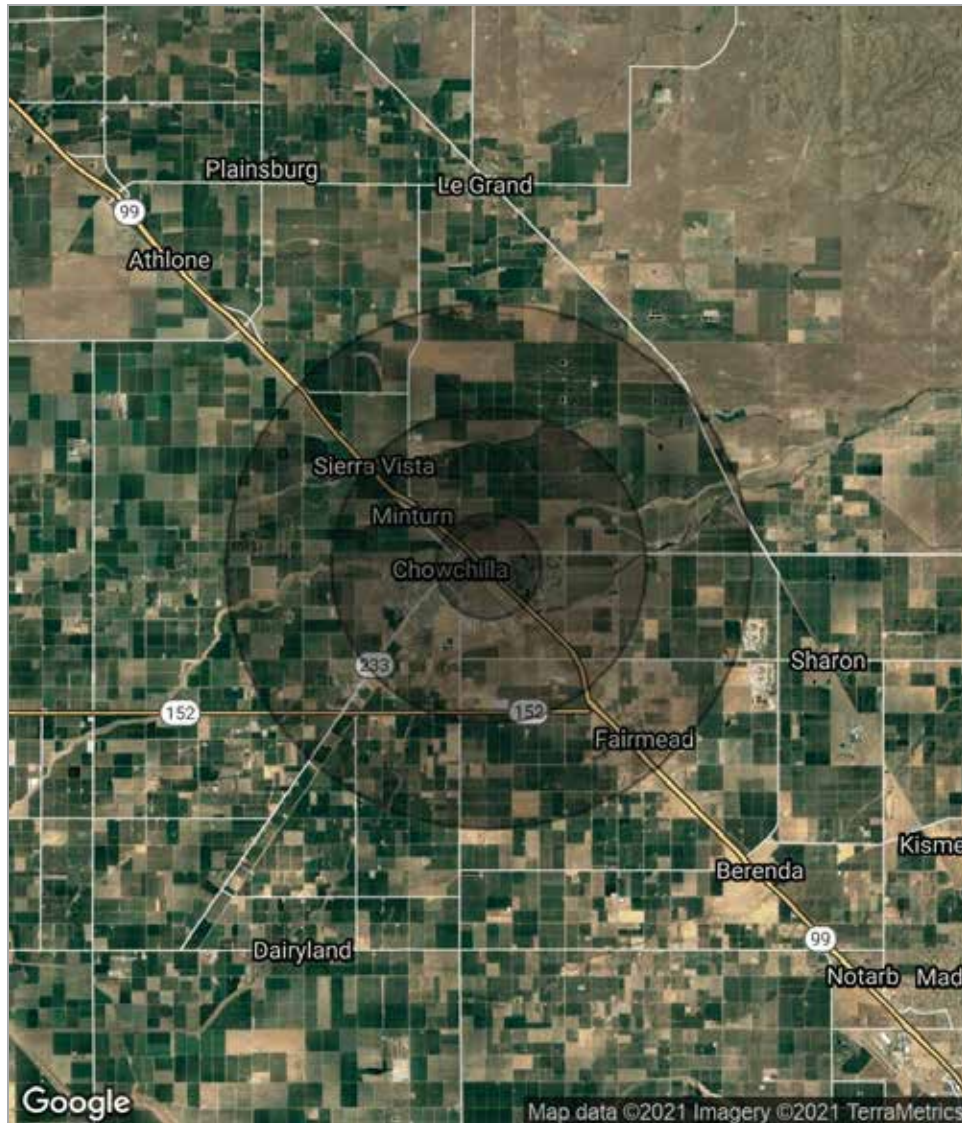
DEMOGRAPHICS

15 Commercial Finished Lots
Chowchilla, CA 93610

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	4,407	11,131	13,962
Median age	31.0	31.1	31.6
Median age (male)	30.5	30.7	31.0
Median age (female)	32.4	32.4	32.6
Total households	1,338	3,370	3,956
Total persons per HH	3.3	3.3	3.5
Average HH income	\$45,134	\$47,620	\$51,163
Average house value	\$407,149	\$365,741	\$365,953
Total Population - White	3,460	8,813	10,849
% White	78.5%	79.2%	77.7%
Total Population - Black	3	32	284
% Black	0.1%	0.3%	2.0%
Total Population - Asian	44	118	160
% Asian	1.0%	1.1%	1.1%
Total Population - Hawaiian	0	0	3
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	76	184	221
% American Indian	1.7%	1.7%	1.6%
Total Population - Other	600	1,440	1,739
% Other	13.6%	12.9%	12.5%
Total Population - Hispanic	1,823	4,589	5,811
% Hispanic	41.4%	41.2%	41.6%

Demographics Map



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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,338	3,370	3,956
# of persons per HH	3.3	3.3	3.5
Average HH income	\$45,134	\$47,620	\$51,163
Average house value	\$407,149	\$365,741	\$365,953
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	41.4%	41.2%	41.6%
RACE (%)	1 MILE	3 MILES	5 MILES
White	78.5%	79.2%	77.7%
Black	0.1%	0.3%	2.0%
Asian	1.0%	1.1%	1.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.7%	1.7%	1.6%
Other	13.6%	12.9%	12.5%

* Demographic data derived from 2010 US Census

ADVISOR BIO

RANDY HAYER
MANAGING DIRECTOR

Advisor Bio 1



RANDY HAYER

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PROFESSIONAL BACKGROUND

Randy Hayer is one of the top producing REALTORS® in California's San Joaquin Valley. Since beginning his real estate career in 2000, Randy has sold over 500 homes and closed over 500 million dollars in sales, including bank-owned properties, standard purchases, commercial properties, and short sales. Additionally, he specializes in luxury homes, agriculture, commercial, and business opportunities. Randy has been ranked one of the top agents in Merced County for over seventeen years. Randy has extensive experience helping his clients purchase and sell commercial and ranch properties. Known for his genuine kindness and his unmatched client satisfaction rate, Randy boasts an impressive 80 percent repeat and referral rate and also maintains a 5-star client rating on Zillow.

MEMBERSHIPS

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