MIXED USE LAND FOR SALE 26.93± ACRES OF LAND





Rachael Orlando Vice President

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CALIFORNIA 152 & WARD ROAD

LOS BANOS, CA

PROPERTY INFORMATION

Lot Size:	26.93± Acres
Zoning:	Commercial / Residential
APN:	083-140-021-000 (Merced County)
Asking Price:	Please Contact For Details

HIGHLIGHTS

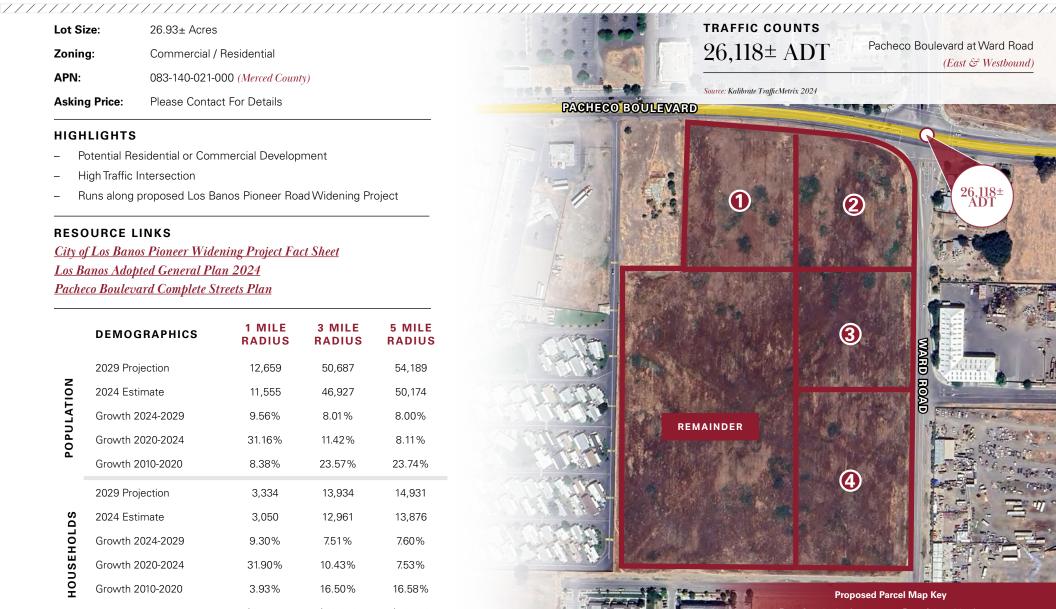
- Potential Residential or Commercial Development
- High Traffic Intersection
- Runs along proposed Los Banos Pioneer Road Widening Project

RESOURCE LINKS

City of Los Banos Pioneer Widening Project Fact Sheet Los Banos Adopted General Plan 2024 Pacheco Boulevard Complete Streets Plan

	DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2029 Projection	12,659	50,687	54,189
	2024 Estimate	11,555	46,927	50,174
	Growth 2024-2029	9.56%	8.01%	8.00%
	Growth 2020-2024	31.16%	11.42%	8.11%
	Growth 2010-2020	8.38%	23.57%	23.74%
HOUSEHOLDS	2029 Projection	3,334	13,934	14,931
	2024 Estimate	3,050	12,961	13,876
	Growth 2024-2029	9.30%	7.51%	7.60%
	Growth 2020-2024	31.90%	10.43%	7.53%
	Growth 2010-2020	3.93%	16.50%	16.58%
	2024 Est. Average HH Income	\$65,554	\$69,642	\$70,489

Source: Claritas 2024





Parcel 1 3.70± Acres Parcel 2 3.60± Acres Parcel 3 3.30± Acres

Parcel 4 4.90± Acres **Remainder For Residential Use**

CALIFORNIA 152 & WARD ROAD

LOS BANOS, CA

ADJACENT AERIAL MAP



CALIFORNIA 152 & WARD ROAD RETAIL LOS BANOS, CA COMPETITION MAP SITE



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