

S HWY 59 MERCED, CA

± 27 ACRES

AG-BUSINESS

LAND



Tinetti Realty Group



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S HWY 59 DESCRIPTION

Property Address	S HWY 59 Merced, CA 95341
APN	066-062-029
Lot Size SF	± 1,204,890
Lot Size Acres	±27.66
Zoning	Agricultural with Ag Business Development through CUP
Property use	Vacant Land
Price	\$1,500,000
Price Per Acre	\$55,555
Price Per Sq Ft	\$1.24



Along the Hwy 59 corridor that connects to Hwy 152, this expansive 27.66-acre parcel is located just south of the Merced Municipal Airport. Zoned A-1 (Agricultural) with ability to obtain a CUP to develop for Ag related businesses. This versatile property offers a strategic position along South Highway 59, providing excellent visibility and access.

Farm Equipment Sales & Leasing, Irrigation equipment, warehousing & distribution, etc., can all benefit from the location and exposure along Highway 59.

Merced Irrigation District Ag water access.

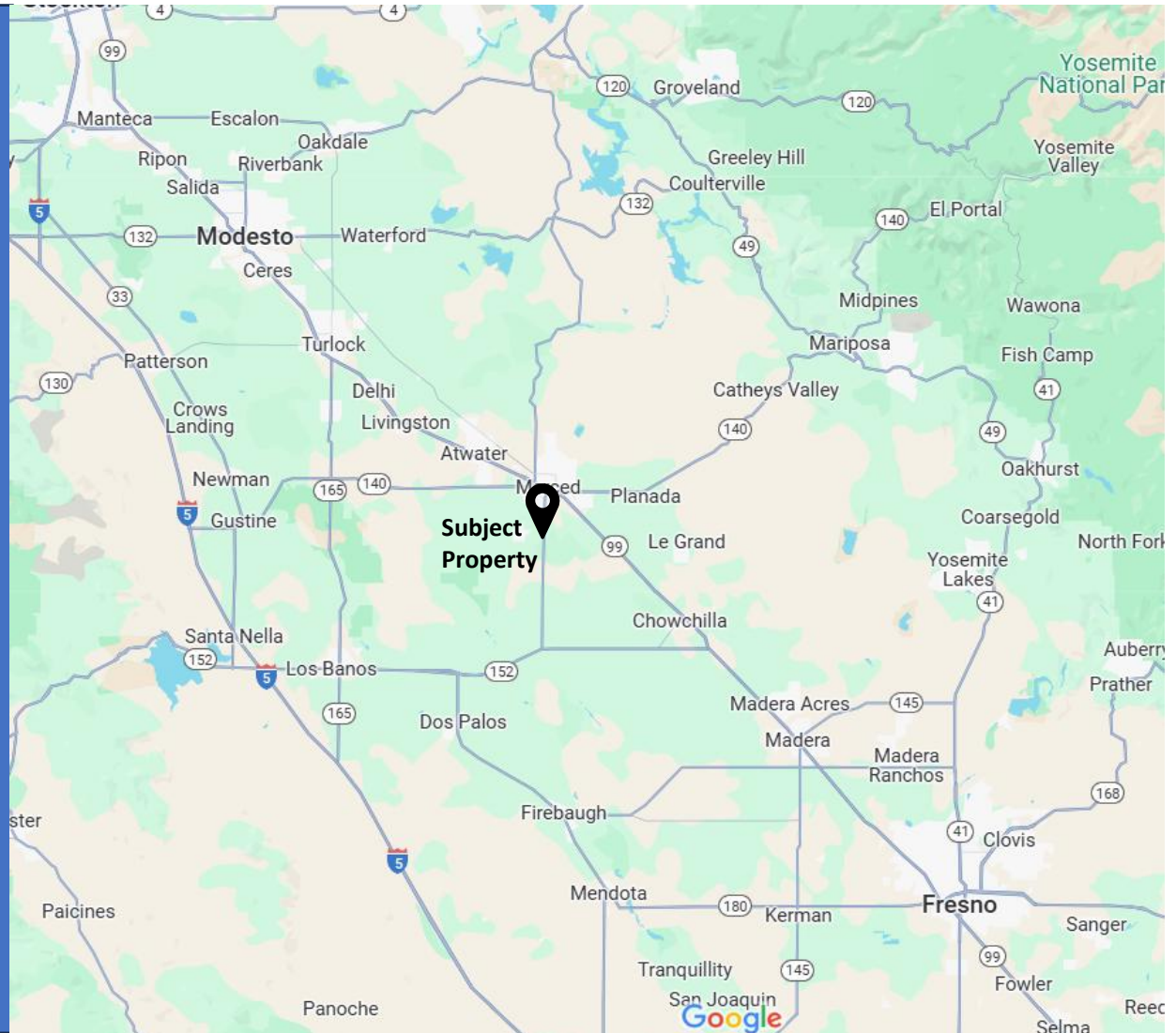
Buyer to verify desired use and / or possible zoning changes.



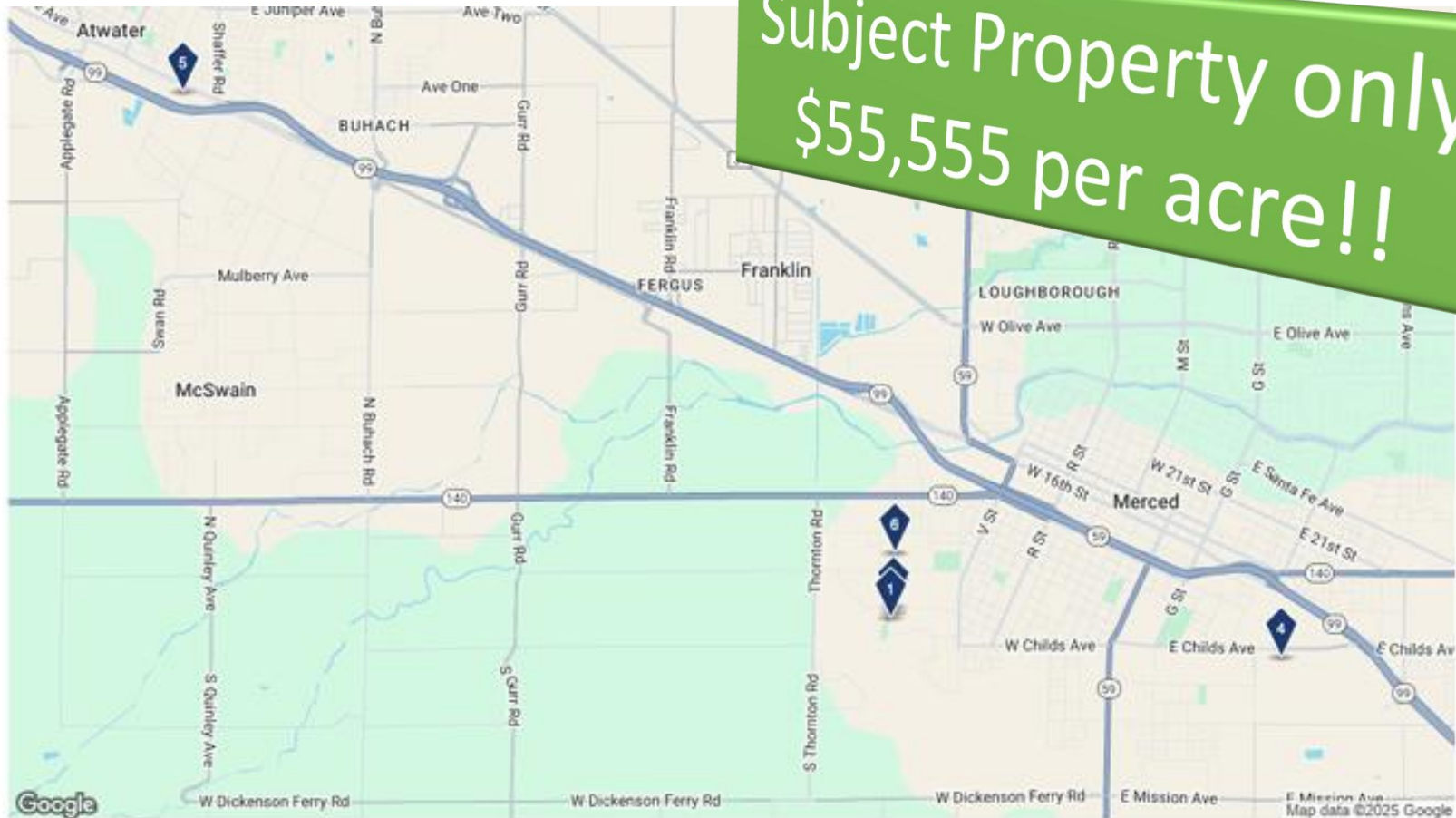
AREA MAP

Miles To:

- Modesto 41.5
- Turlock 27.4
- Los Banos 33.2
- Dos Palos 24.9
- Fresno 56.4



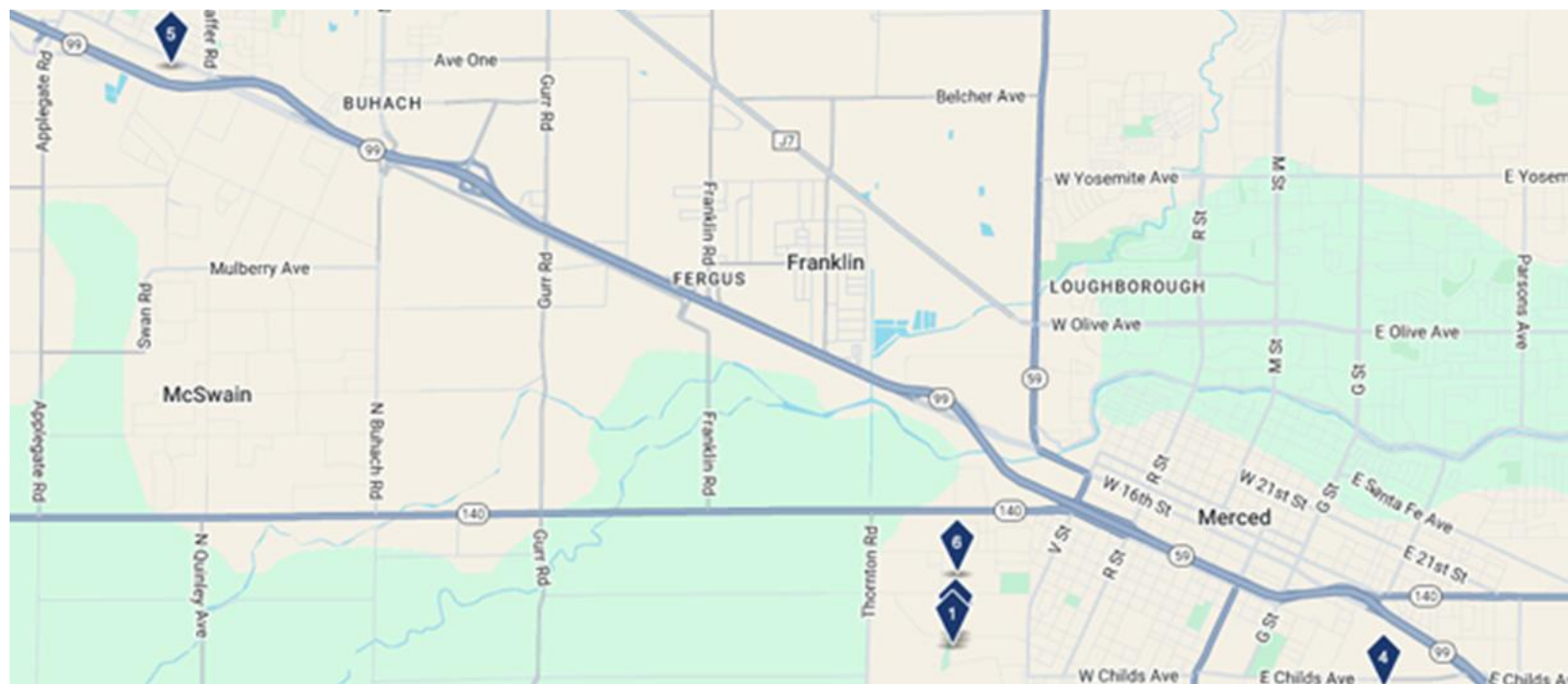
COMPARABLE LAND SALES



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$1,000,000	\$1,550,000	\$1,800,000	\$1,850,000
Sale Price Per SF	\$2	\$3	\$3	\$4
Cap Rate	-	-	-	-
Sale Price Per AC	\$90,000	\$112,591	\$115,625	\$188,679

COMPARABLE LAND SALES



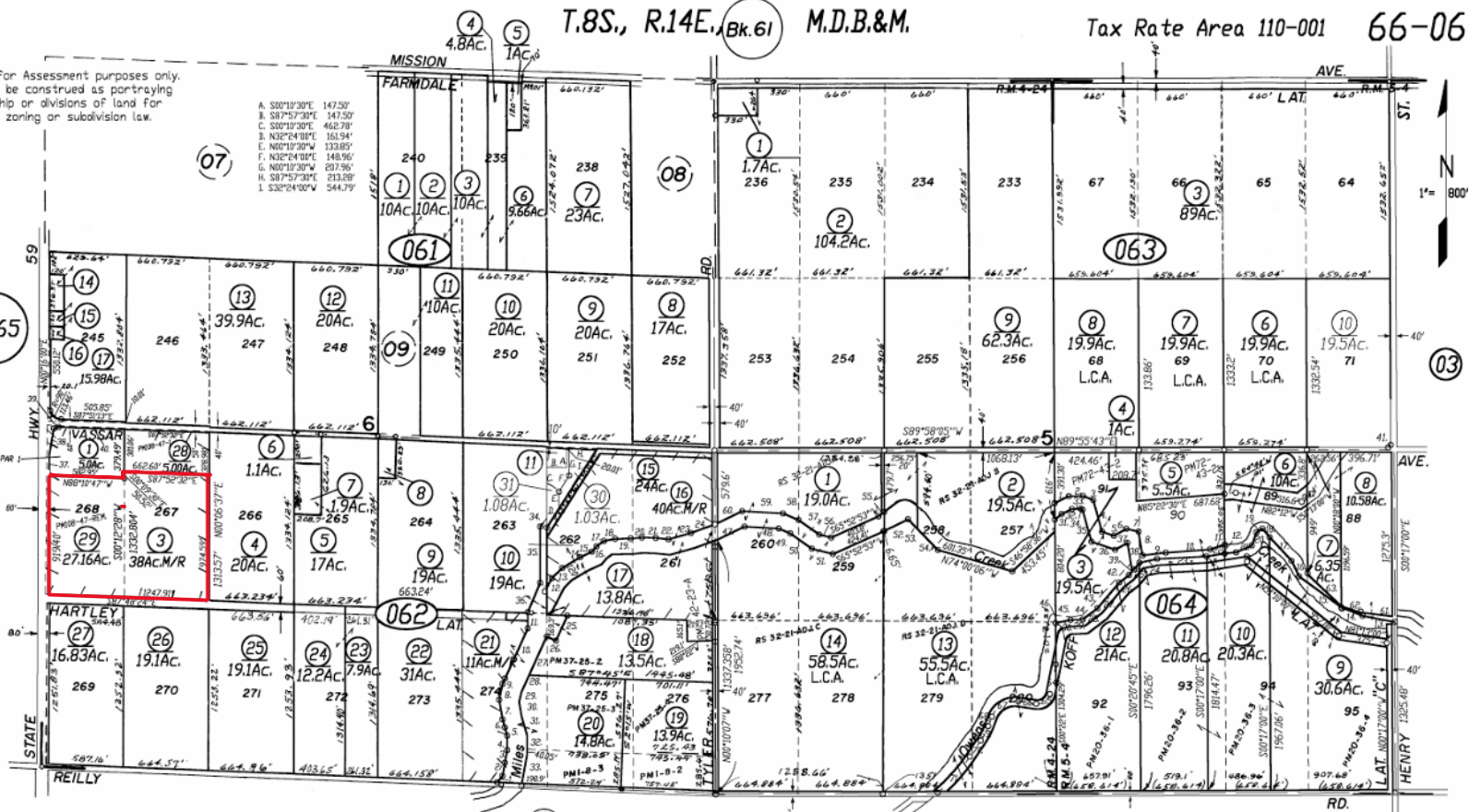
	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	160 Macready Dr, Merced, CA 95341	Land	-	1.67 AC	8/23/2024	Not Disclosed	-
2	170 Macready Dr, Merced, CA 95341	Land	-	1.90 AC	8/23/2024	Not Disclosed	-
3	180 MacReady Drive, Merced, CA 95341	Land	-	1.76 AC	8/23/2024	Not Disclosed	-
4	864 E Childs Ave Merced, CA 95341	Land	-	20.00 AC	8/9/2024	\$1,800,000 (\$90,000.00/AC)	-
5	16 Railroad Ave Atwater, CA 95301	Land ★★★★☆	-	16.00 AC	3/18/2024	\$1,850,000 (\$115,625.00/AC)	-
6	2051 Wardrobe Ave Merced, CA 95341	Land ★★★★☆	-	5.30 AC	2/7/2023	\$1,000,000 (\$188,679.25/AC)	-

ASSESSORS MAP

NOTE -
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

SECTION 6

1. N89°17'00"E 64.40'
2. N00°17'00"E 104.50'
3. N00°17'00"E 99.30'
4. N00°02'00"E 113.40'
5. N15°56'00"W 65.50'
6. N03°56'00"W 71.30'
7. N00°03'00"E 154.00'
8. N02°18'00"E 125.90'
9. N24°26'00"E 46.10'
10. N24°26'00"E 47.60'
11. N00°03'00"E 125.40'
12. N27°45'00"E 116.50'
13. N45°20'00"E 114.80'
14. N59°17'00"E 162.00'
15. N66°34'00"E 100.20'
16. N41°59'00"E 54.90'
17. N54°13'00"E 71.00'
18. N76°28'00"E 86.70'
19. N89°05'00"E 120.60'
20. N85°01'00"E 86.70'
21. S86°24'00"E 109.00'
22. S82°58'00"E 99.00'
23. N74°09'00"E 181.30'
24. N69°42'00"E 193.10'
25. N04°26'00"E 255.5'
26. S65°34'00"E 80.00'
27. N24°26'00"E 363.66'
28. N24°26'00"E 145.30'
29. N12°18'00"E 78.30'
30. N00°03'00"E 114.20'
31. N03°56'00"E 121.00'
32. N00°03'00"E 110.00'
33. S77°36'00"E 43.00'
34. S37°36'00"E 247.90'
35. S30°04'00"E 436.90'
36. S32°55'00"E 247.90'
37. N00°17'00"E 162.60'
38. N05°20'00"E 200.80'
39. N72°12'00"E 39.42'
40. S87°48'49"E 511.62'



SECTION 5

1. N64°44'32"E 121.99'
2. N88°40'35"E 111.30'
3. N67°11'23"E 65.10'
4. N65°46'27"E 255.31'
5. N71°11'23"E 96.70'
6. N60°42'31"E 111.49'
7. N76°42'23"E 97.40'
8. N09°21'29"E 181.30'
9. N83°23'35"E 181.99'
10. N65°40'35"E 345.59'
11. N07°08'30"E 118.79'
12. N00°20'23"E 69.90'
13. S79°04'00"E 252.65'
14. S60°17'00"E 174.69'
15. S33°50'22"E 407.93'

16. S25°51'00"E 133.90'
17. S48°57'00"E 251.46'
18. S39°26'00"E 86.39'
19. N00°00'00"E 54.80'
20. N29°23'00"E 108.64'
21. N66°39'00"E 130.32'
22. N89°05'00"E 229.55'
23. N07°06'00"E 365.04'
24. N77°43'00"E 104.45'
25. N47°12'00"E 255.80'
26. N08°21'17"E 95.57'
27. N40°12'17"E 266.48'
28. N54°57'11"E 143.35'
29. N01°54'17"E 75.84'

30. N77°39'17"E 118.00'
31. N00°22'30"E 63.49'
32. N64°14'32"E 80.18'
33. N89°49'29"E 67.21'
34. N67°11'23"E 155.38'
35. S12°46'27"E 259.59'
36. S71°11'23"E 193.83'
37. N60°42'31"E 109.10'
38. S99°21'29"E 210.09'
39. N83°23'35"E 166.2'
40. N08°21'17"E 95.57'
41. N44°49'30"E 282.23'
42. S42°38'51"E 303.2'
43. S42°38'51"E 245.97'

44. S89°51'00"E 85.86'
45. S84°39'29"E 127.84'
46. S00°23'20"E 61.62'
47. N64°05'00"E 251.19'
48. S86°48'07"E 265.44'
49. S67°00'07"E 98.08'
50. S54°41'07"E 284.23'
51. S75°46'07"E 169.36'
52. N67°43'49"E 265.99'
53. S44°02'02"E 183.88'
54. S44°02'02"E 229.45'
55. S31°59'53"E 55.39'
56. N75°46'07"E 36.48'

57. N67°00'07"E 131.97'
58. N86°48'27"E 317.32'
59. N67°14'55"E 246.94'
60. N67°14'55"E 246.94'
61. S81°02'00"E 241.80'
62. S72°04'00"E 159.30'
63. S46°38'00"E 368.20'
64. S11°53'00"E 255.60'
65. R=95.49' 144.60'

66. S82°01'00"E 146.60'
67. R=190.95' 255.30'
68. S21°54'00"E 78.70'
69. R=512.96' 104.80'
70. S34°05'00"E 158.60'
71. R=1432.40' 377'

NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

REVISED 5/65
12/73
6/80
07-07
08-08
8-6-13

Merced Colony R.M. Bk. 4, Pg. 24
Smith's Merced Tract R.M. Bk. 5, Pg. 4.

Assessor's Map Bk. 66-Pg. 06
County of Merced, Calif.
1960



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